

MONTHLY MARKET INSIGHTS REPORT

August 2025



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Greater Boston Association of REALTORS®

A division of the Greater Boston Real Estate Board

Three Center Plaza, Mezzanine Suite
Boston, MA 02108
Phone: 617-423-8700
Email: housingreports@gbreb.com

68 Main Street
Reading, MA 01867

Online: www.gbar.org



Data thru 09/09/25

Greater Boston Market Summary



Includes all 64 towns within the GBAR jurisdictional area

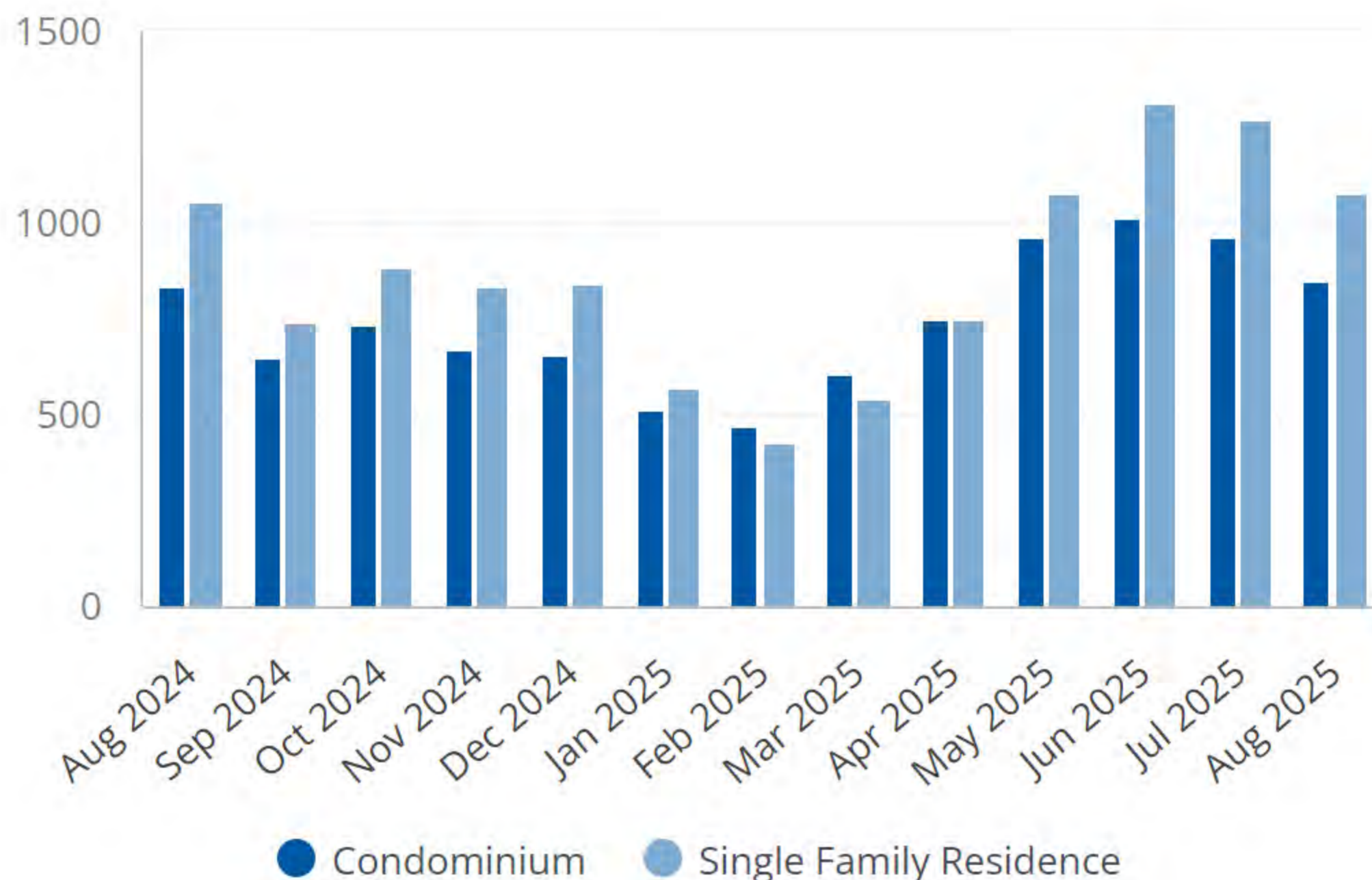
Single Family Homes

	Aug 2025	Aug 2024	YoY	Jul 2025	MoM	2025	2024	YTD
Median Sales Price	\$935,000	\$916,250	⬆️ 2.0%	\$965,000	⬇️ -3.1%	\$956,000	\$910,000	⬆️ 5.1%
Closed Sales	1,077	1,056	⬆️ 2.0%	1,275	⬇️ -15.5%	7,043	6,863	⬆️ 2.6%
New Listings	742	790	⬆️ -6.1%	1,065	⬇️ -30.3%	9,713	9,042	⬆️ 7.4%
Pending Sales	833	814	⬆️ 2.3%	952	⬇️ -12.5%	7,371	7,087	⬆️ 4.0%
Median Days on Market	23	21	⬆️ 9.5%	22	⬆️ 4.5%	18	17	⬆️ 5.9%
Price per Square Foot	\$444	\$442	⬆️ 0.5%	\$452	⬇️ -1.8%	\$453	\$438	⬆️ 3.4%
Sold to Original Price Ratio	99.7%	101.0%	⬆️ -1.3%	101.4%	⬇️ -1.7%	101.8%	102.6%	⬆️ -0.8%
Active Inventory	1,444	1,232	⬆️ 17.2%	1,796	⬇️ -19.6%	—	—	—
Months Supply of Inventory	1.3	1.2	⬆️ 14.9%	1.4	⬇️ -4.8%	—	—	—

Condominiums

	Aug 2025	Aug 2024	YoY	Jul 2025	MoM	2025	2024	YTD
Median Sales Price	\$697,000	\$705,000	⬆️ -1.1%	\$699,500	⬇️ -0.4%	\$721,000	\$725,000	⬆️ -0.6%
Closed Sales	850	833	⬆️ 2.0%	964	⬇️ -11.8%	6,143	6,017	⬆️ 2.1%
New Listings	741	730	⬆️ 1.5%	1,164	⬇️ -36.3%	10,162	8,836	⬆️ 15.0%
Pending Sales	699	644	⬆️ 8.5%	774	⬇️ -9.7%	6,406	6,108	⬆️ 4.9%
Median Days on Market	32	23.5	⬆️ 36.2%	28	⬆️ 14.3%	21	20	⬆️ 5.0%
Price per Square Foot	\$598	\$611	⬆️ -2.2%	\$620	⬇️ -3.6%	\$615	\$607	⬆️ 1.3%
Sold to Original Price Ratio	97.9%	99.5%	⬆️ -1.6%	98.2%	⬇️ -0.3%	99.1%	100.0%	⬆️ -0.9%
Active Inventory	2,045	1,644	⬆️ 24.4%	2,489	⬇️ -17.8%	—	—	—
Months Supply of Inventory	2.4	2.0	⬆️ 21.9%	2.6	⬇️ -6.8%	—	—	—

Number of Closed Sales



Median Sales Price



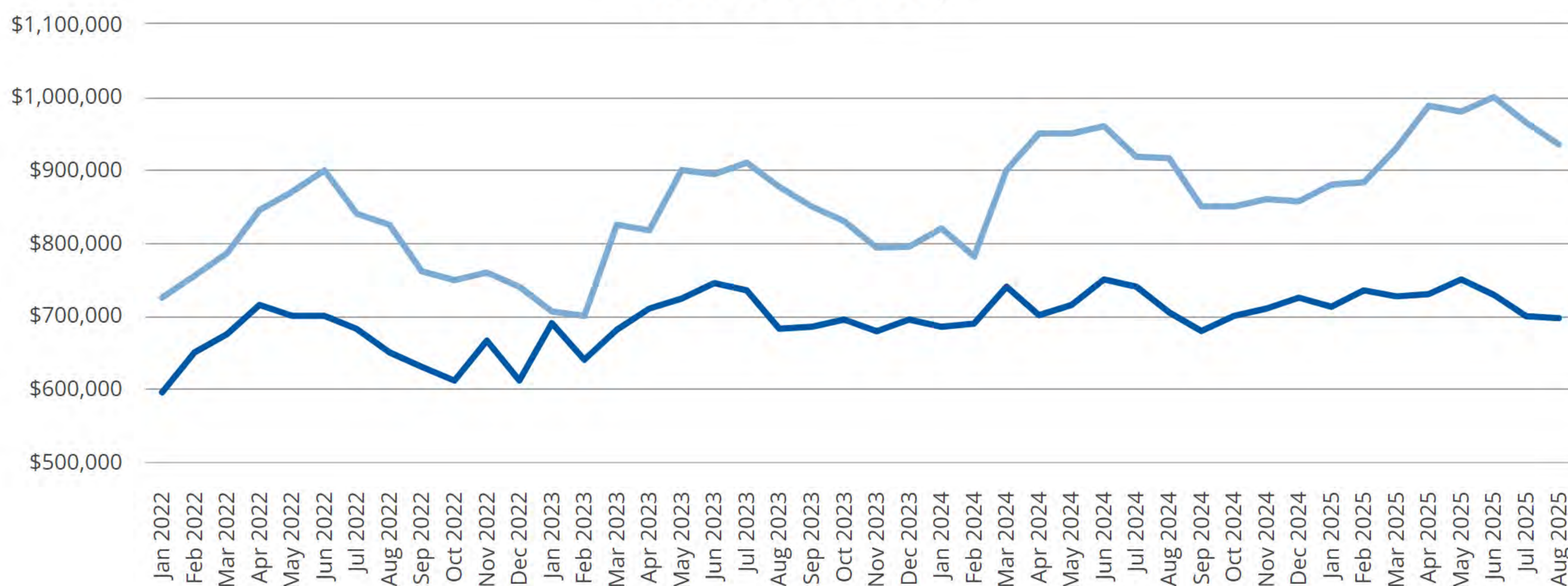
Median Sales Price



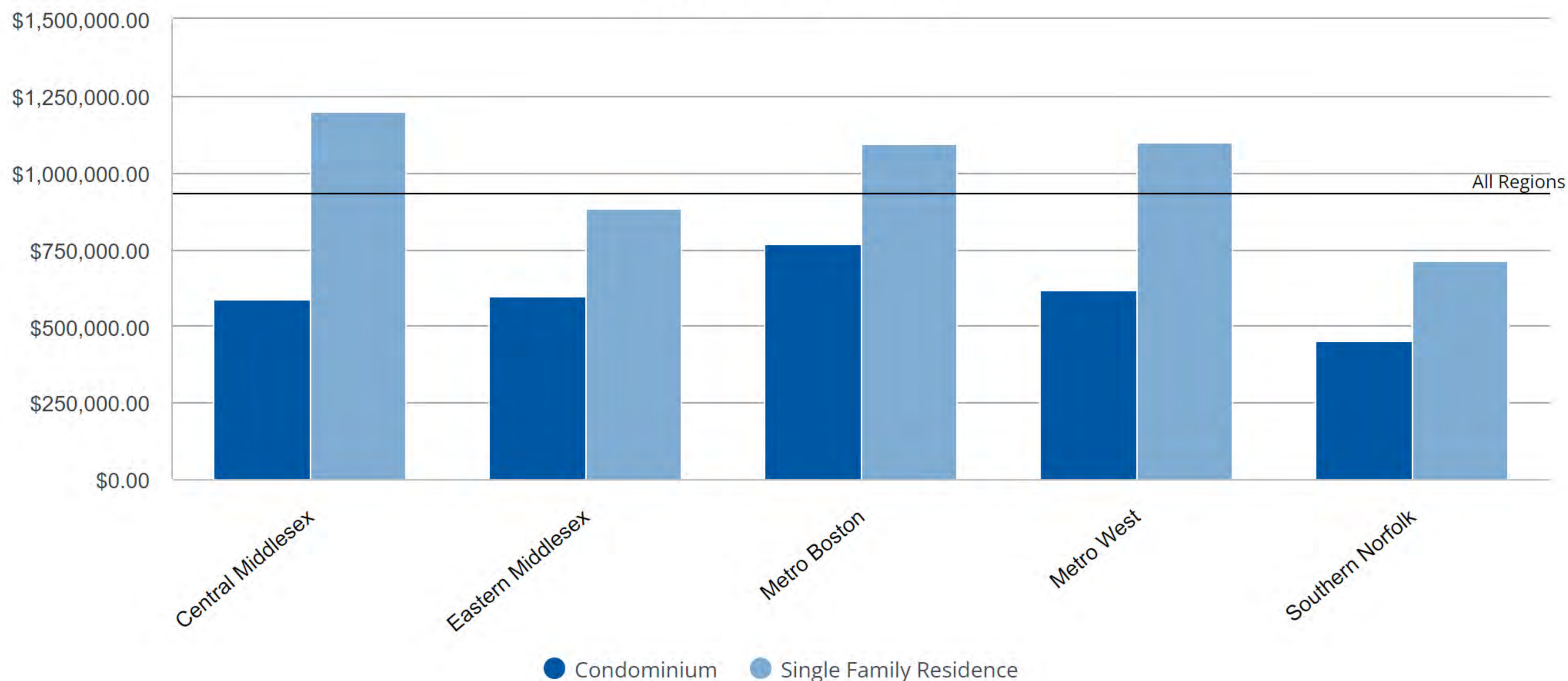
Sales Price is the mid-point (median) value where the price for half of the closed sales is higher and half is lower.

	August 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	\$935,000	⚡ -3.1%	⬆️ 2.0%	⬆️ 5.1%
CONDO	\$697,000	⚡ -0.4%	⚡ -1.1%	⚡ -0.6%

Historical Activity



Region Comparison



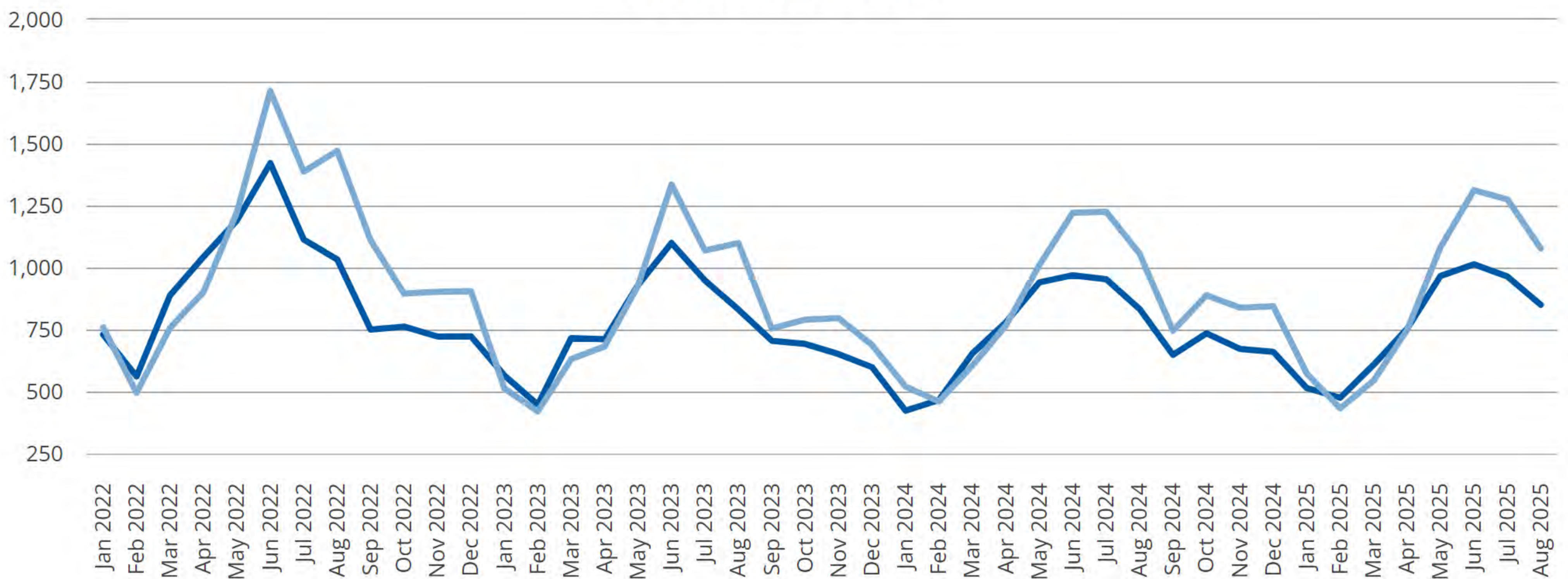
Closed Sales



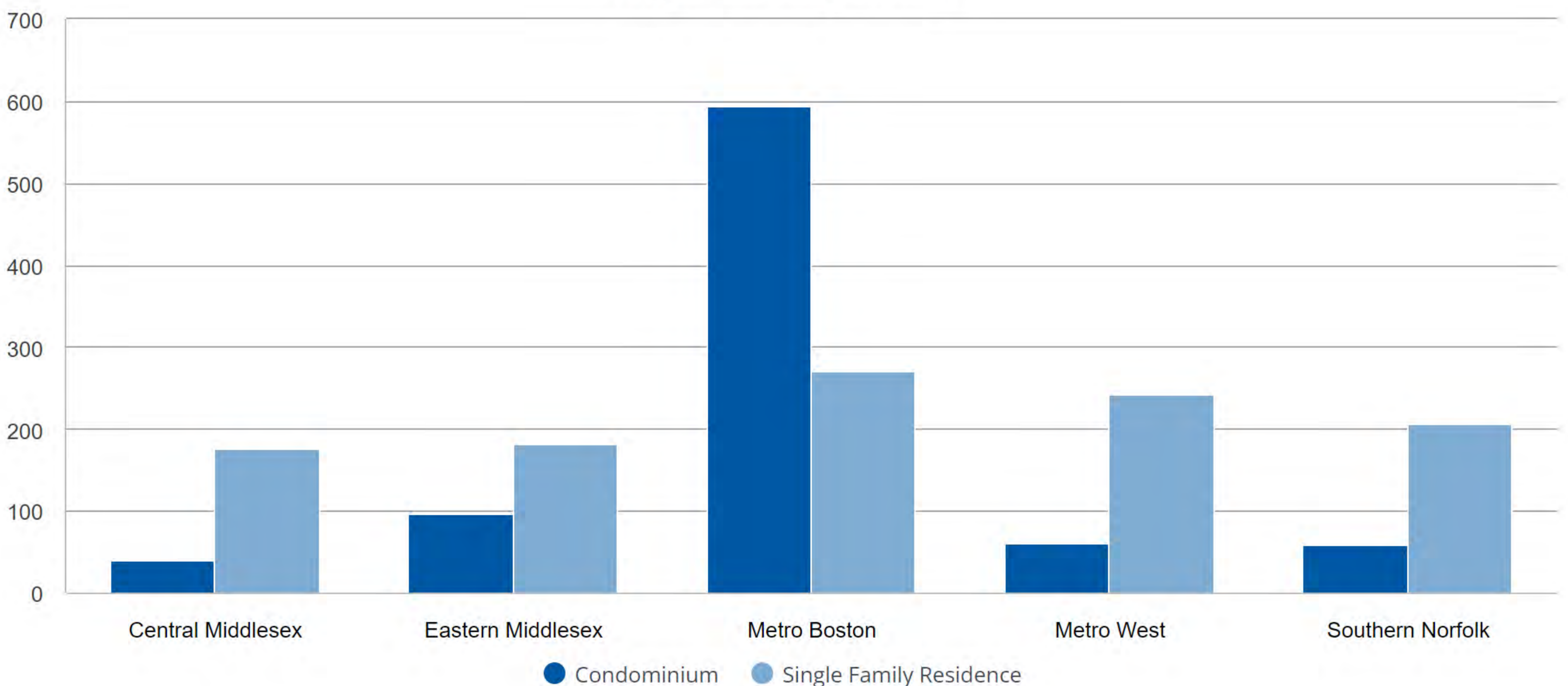
The number of properties that sold.

	August 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1,077	⚡ -15.5%	⬆️ 2.0%	⬆️ 2.6%
CONDO	850	⚡ -11.8%	⬆️ 2.0%	⬆️ 2.1%

Historical Activity



Region Comparison



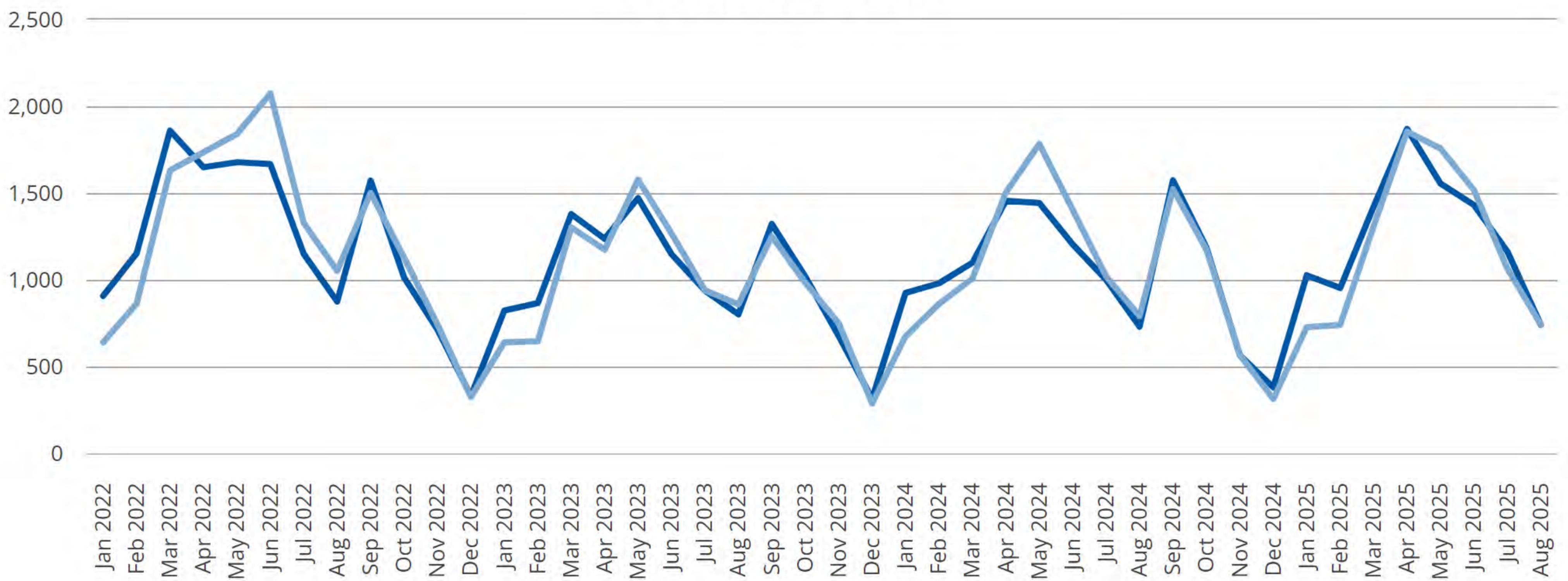
New Listings



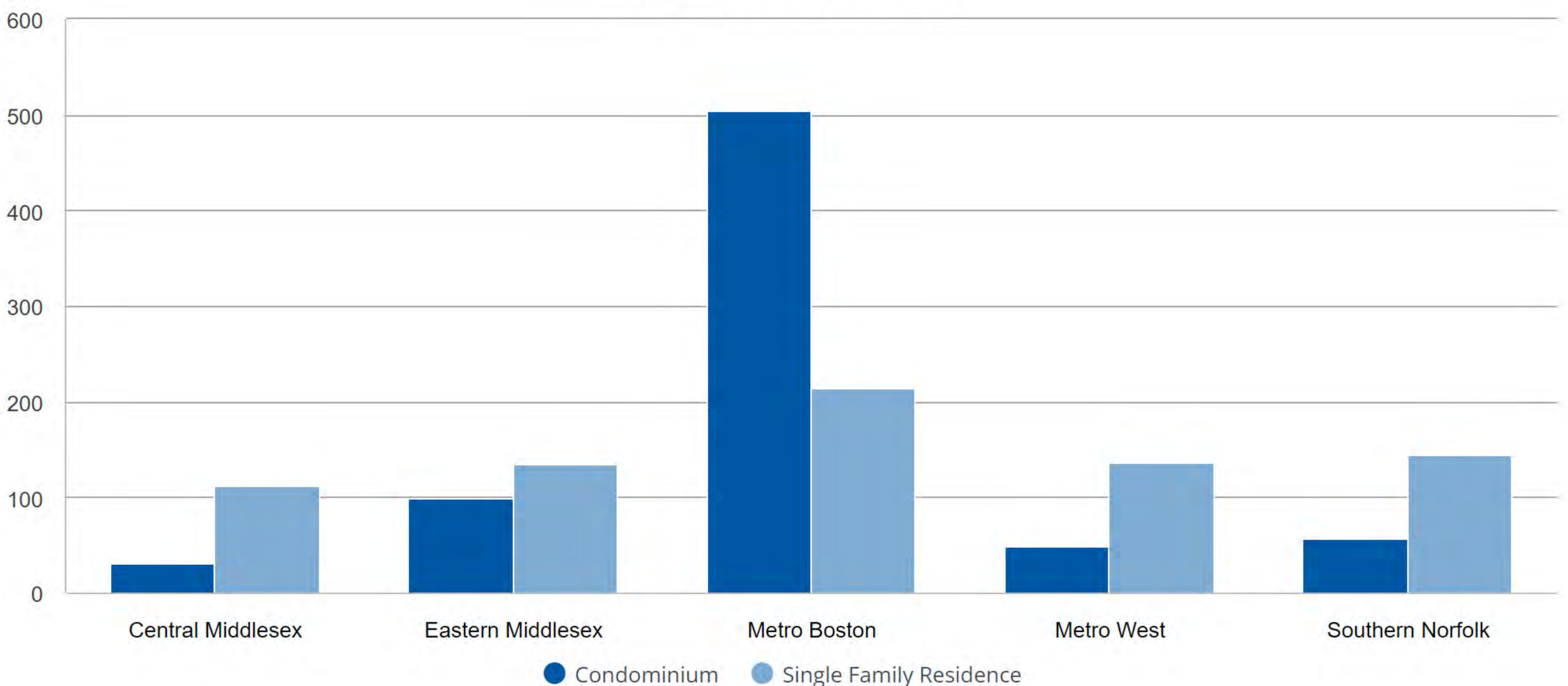
The number of properties listed regardless of current status.

	August 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	742	⚡ -30.3%	⚡ -6.1%	⬆️ 7.4%
CONDO	741	⚡ -36.3%	⬆️ 1.5%	⬆️ 15.0%

Historical Activity



Region Comparison



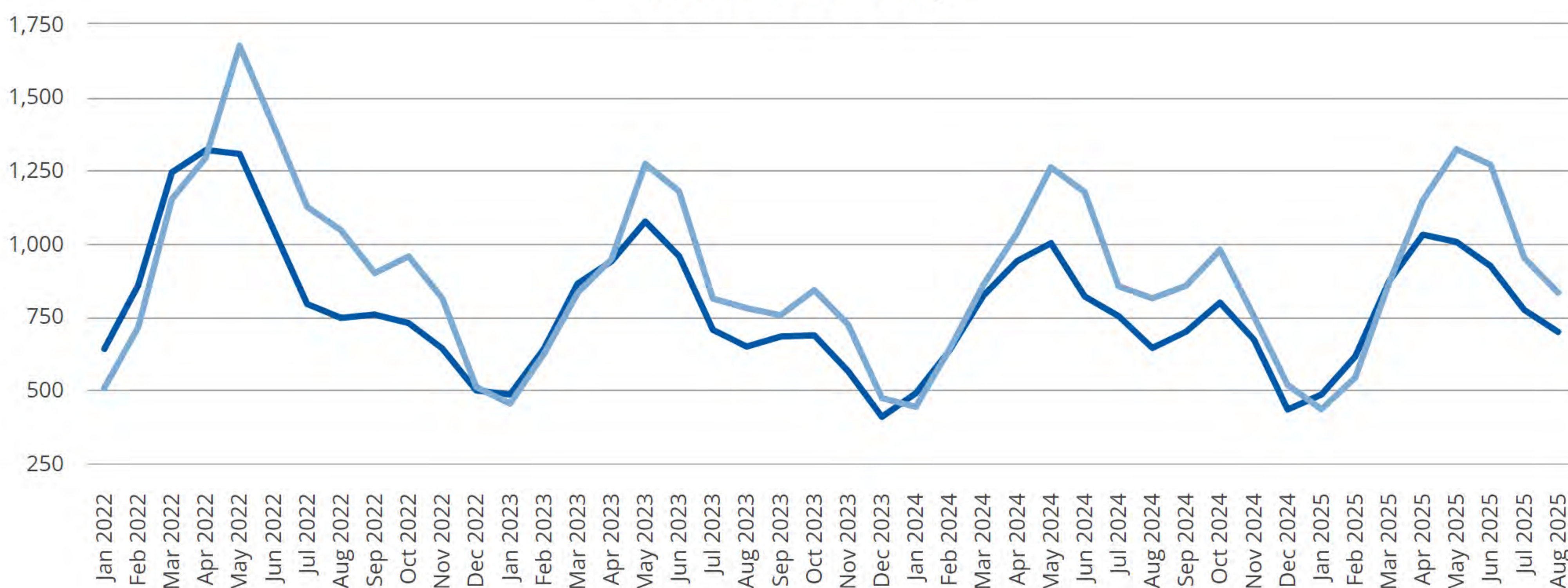
Pending Sales



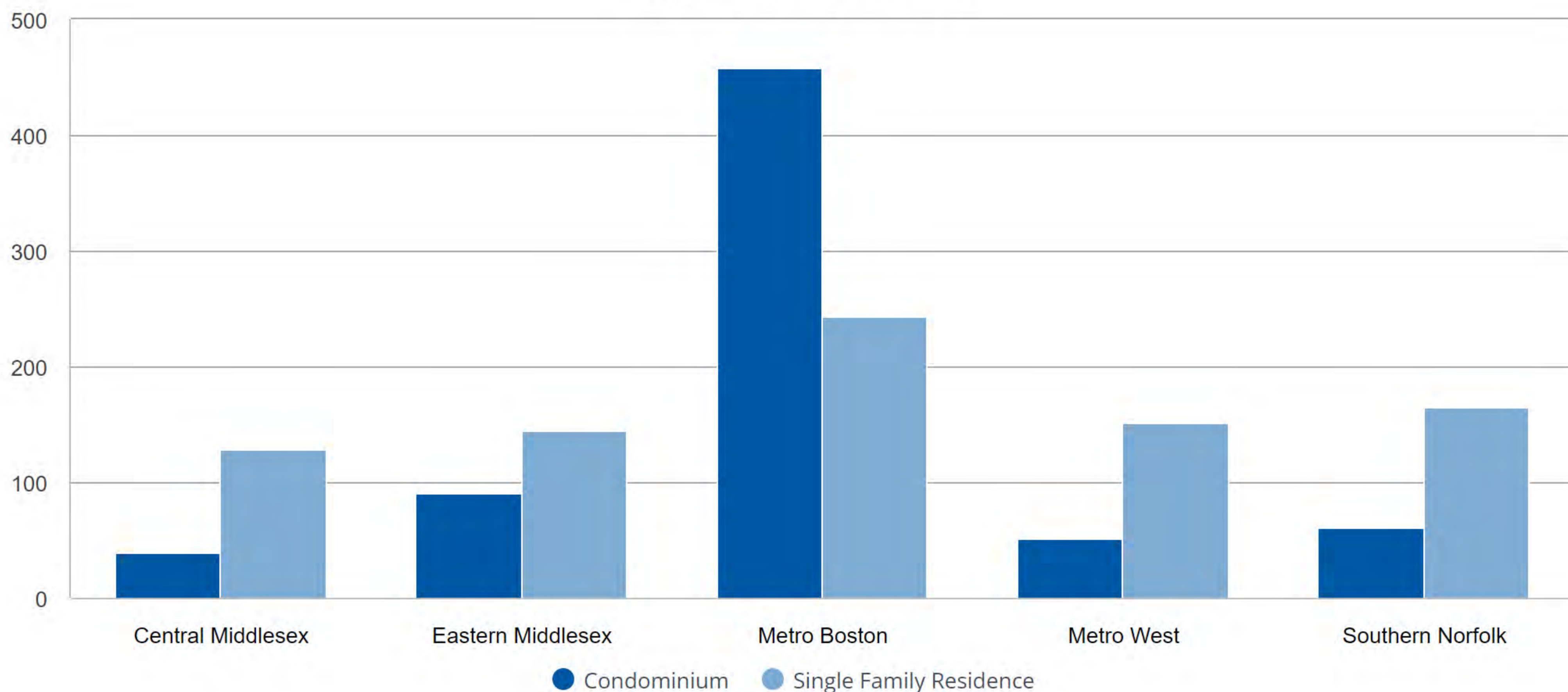
The number of properties newly under contract which are still pending or resulted in a closed sale, based on purchase contract date.

	August 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	833	⚡ -12.5%	⚡ 2.3%	⚡ 4.0%
CONDO	699	⚡ -9.7%	⚡ 8.5%	⚡ 4.9%

Historical Activity



Region Comparison



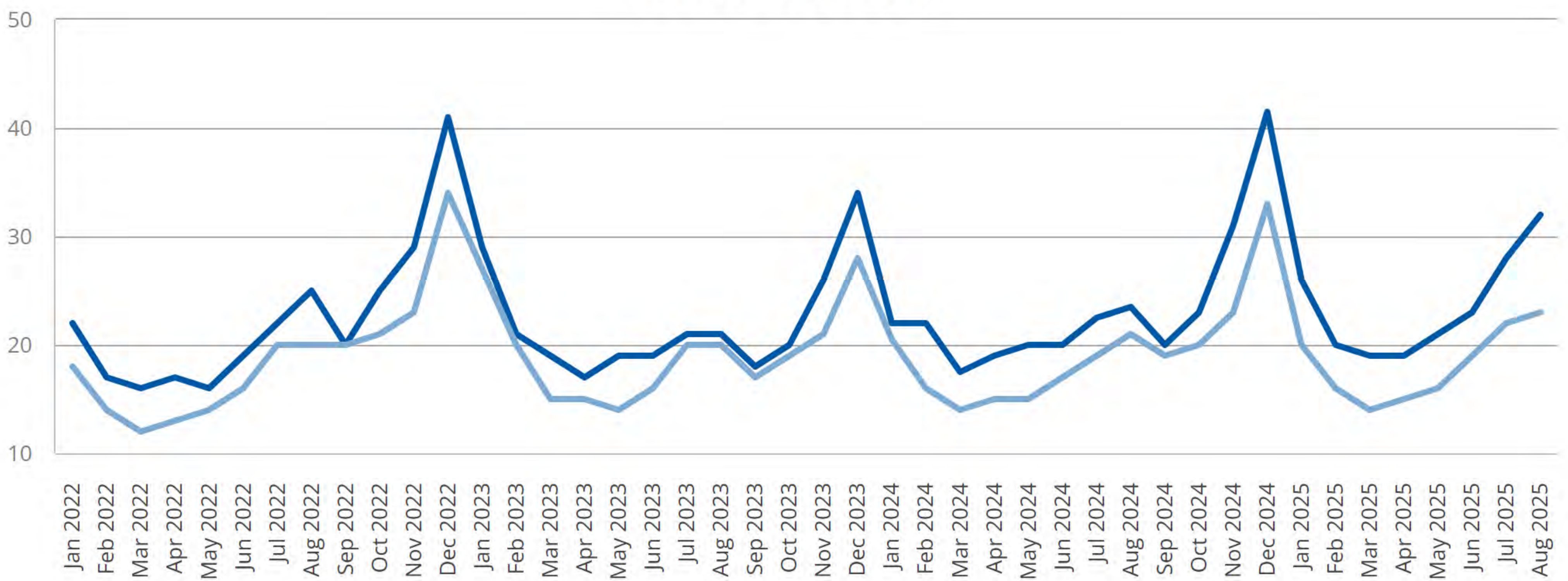
Days on Market



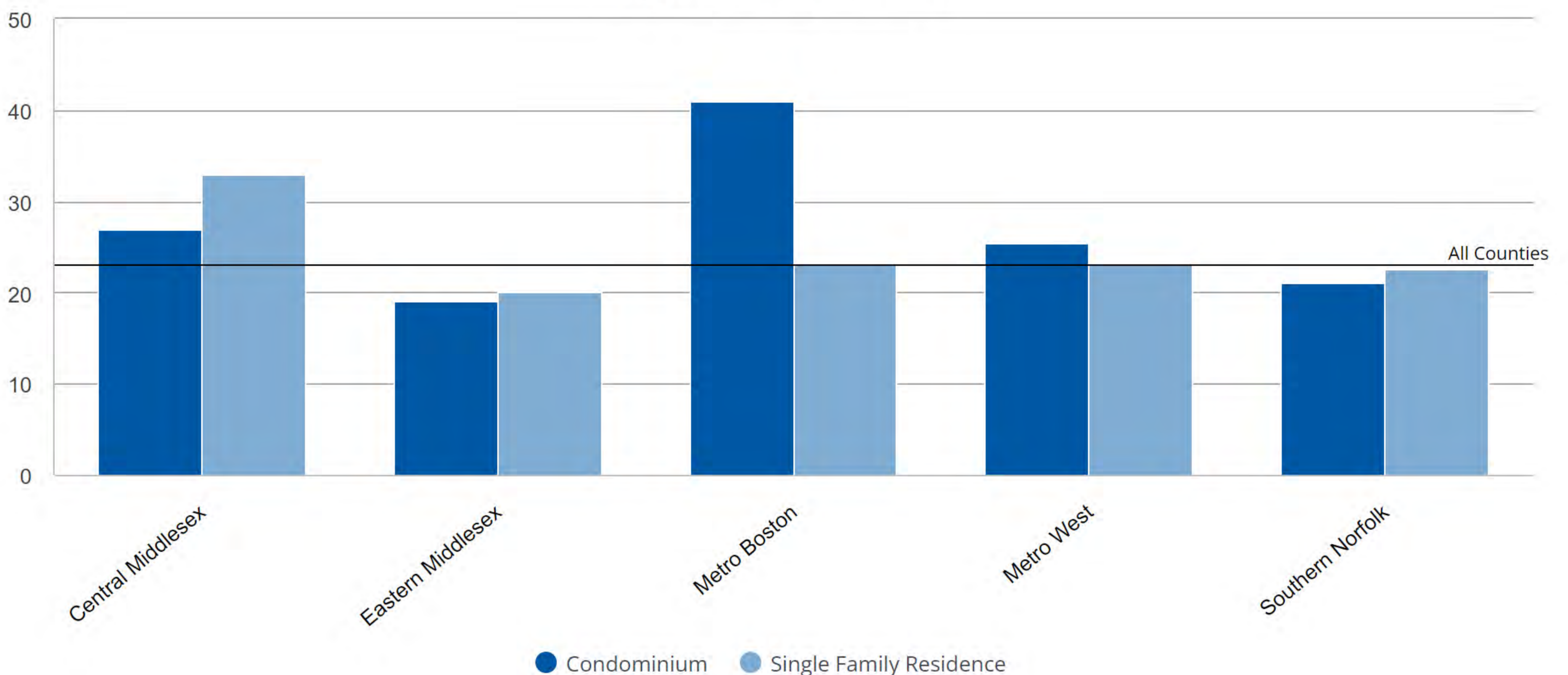
The median number of days between when a property is listed and the purchase contract date.

	August 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	23	⬆️ 4.5%	⬆️ 9.5%	⬆️ 5.9%
CONDO	32	⬆️ 14.3%	⬆️ 36.2%	⬆️ 5.0%

Historical Activity



Region Comparison



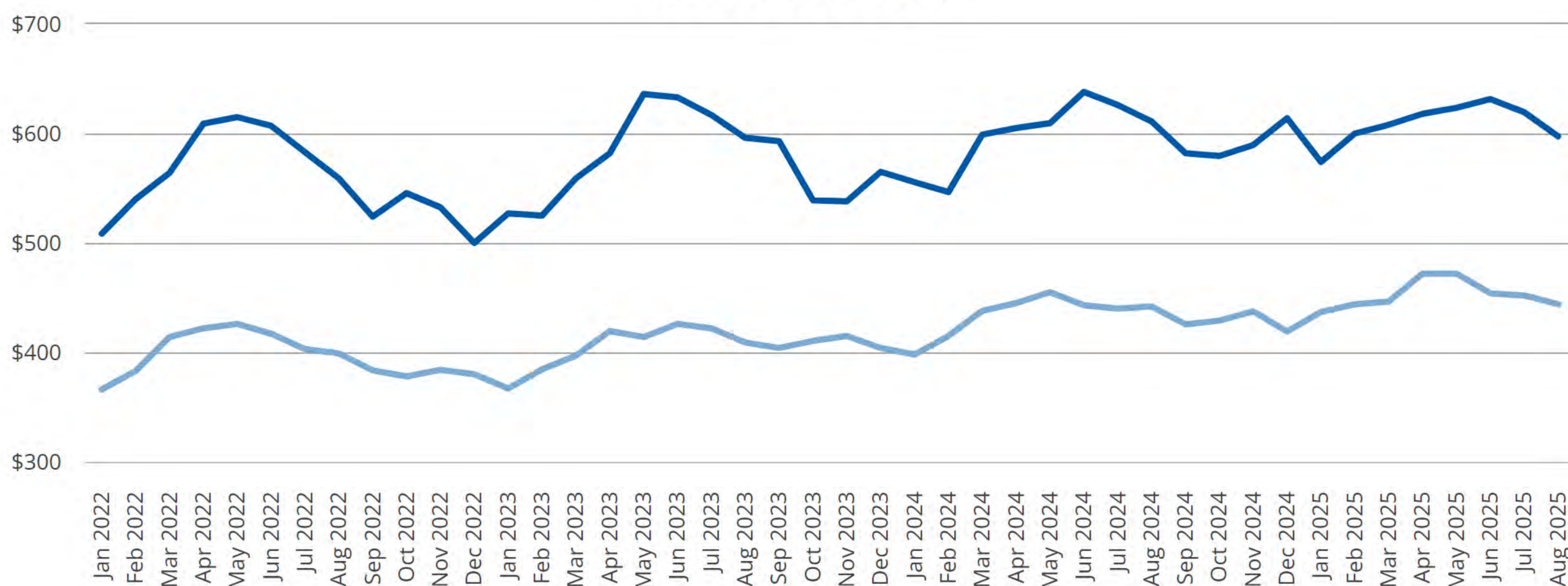
Price per Square Foot



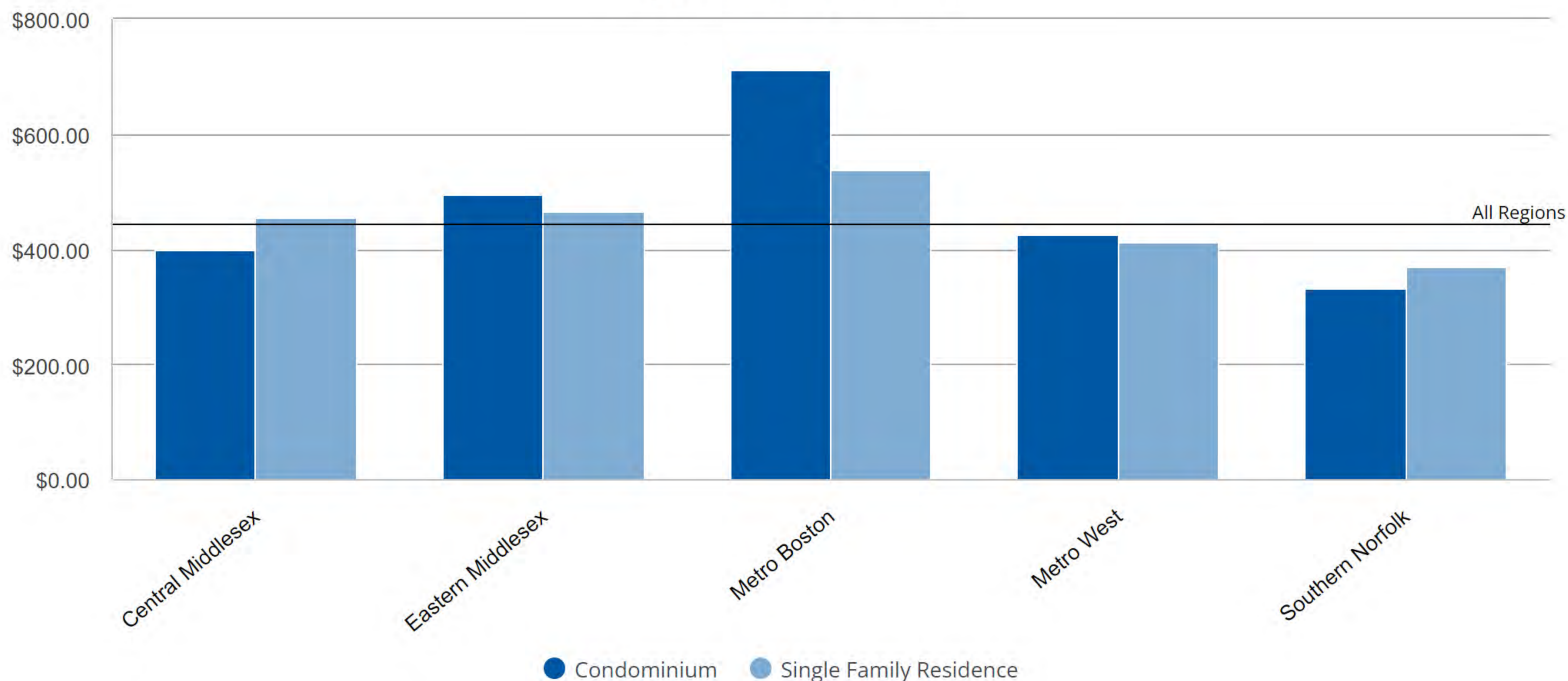
The mid-point (median) of the price per square foot of all closed listings. PPSF is calculated by dividing the sales price by the square footage of a property.

	August 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	\$444	⚡ -1.8%	⬆️ 0.5%	⬆️ 3.4%
CONDO	\$598	⚡ -3.6%	⚡ -2.2%	⬆️ 1.3%

Historical Activity



Region Comparison



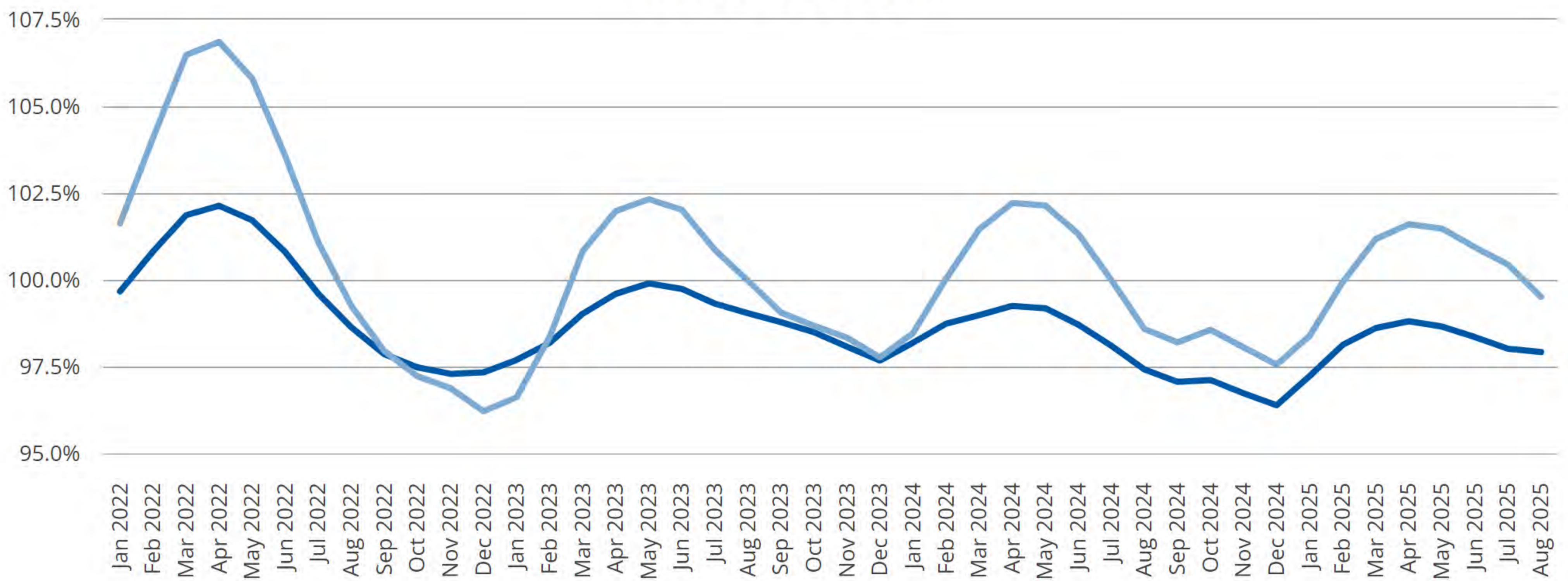
Sold to Original Price Ratio



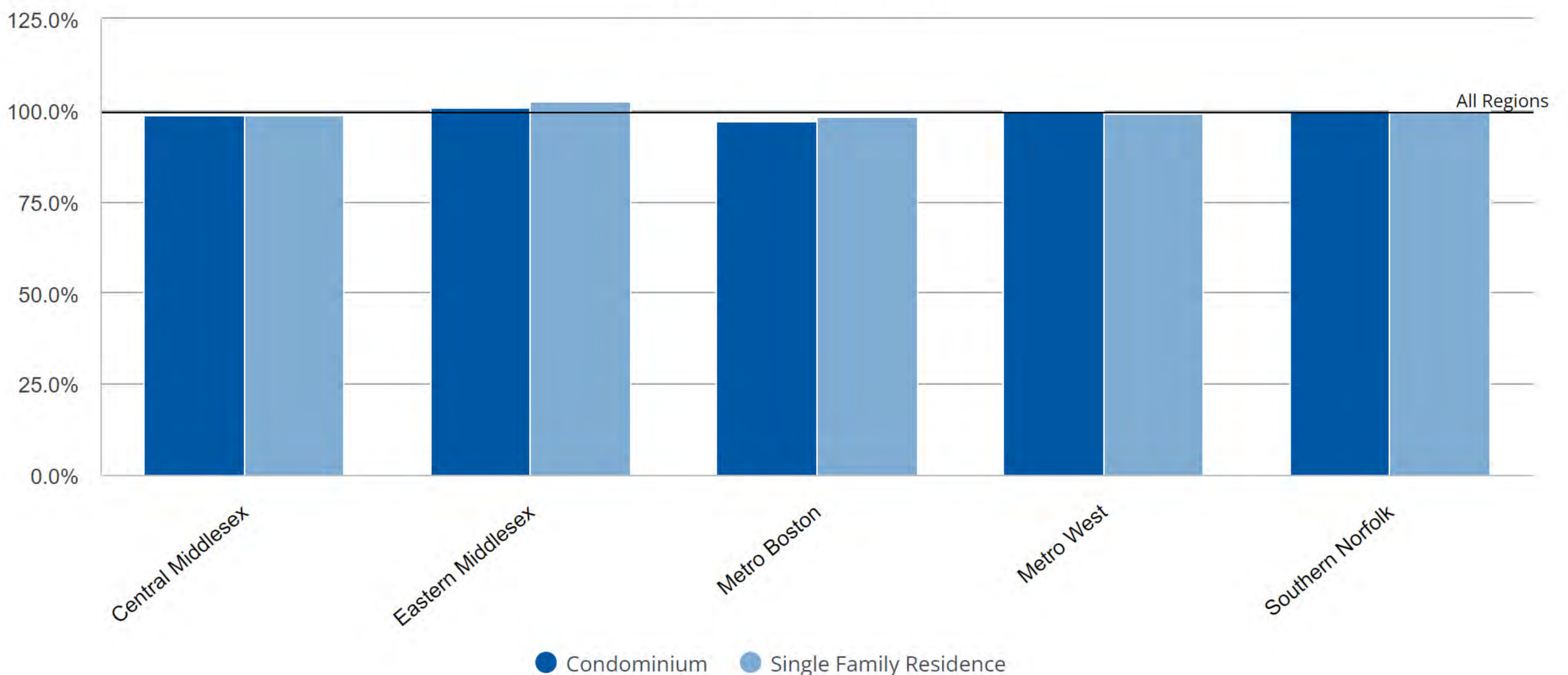
The average of the sales price divided by the original list price expressed as a percentage.

	August 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	99.5%	⚡ -0.9%	⬆️ 0.9%	⚡ -0.2%
CONDO	97.9%	⚡ -0.1%	⬆️ 0.5%	⚡ -0.5%

Historical Activity



Region Comparison



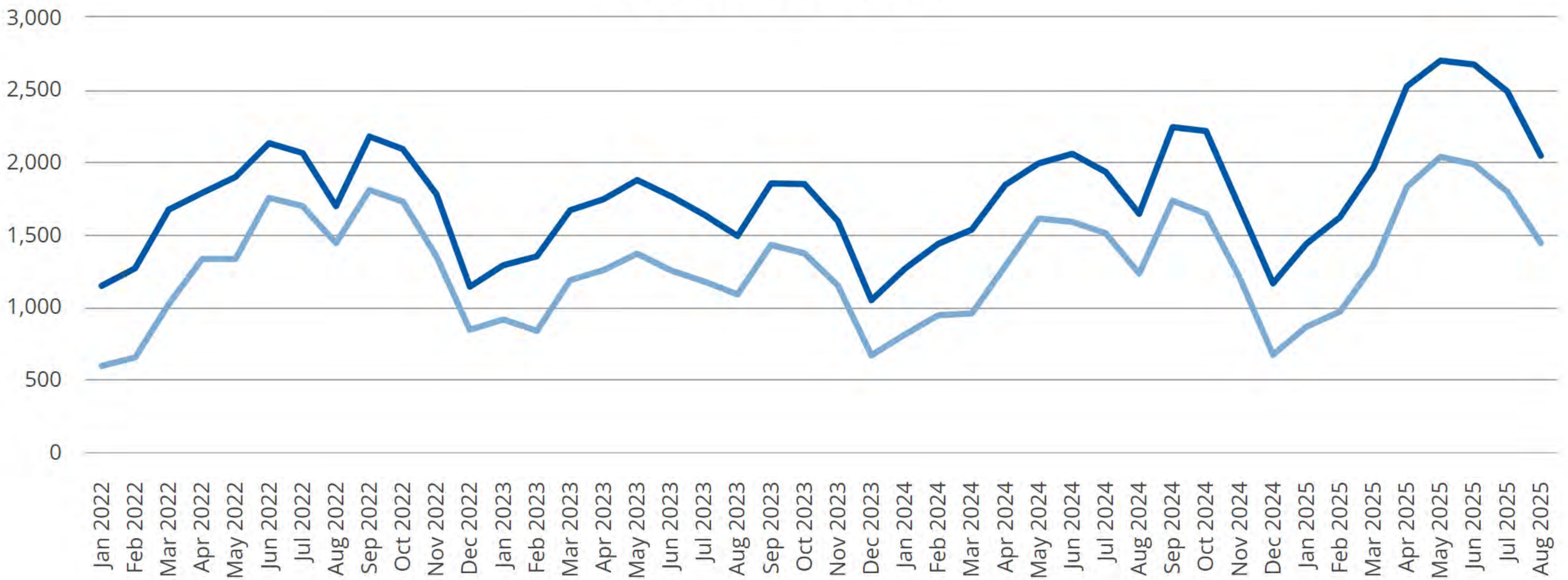
Active Inventory



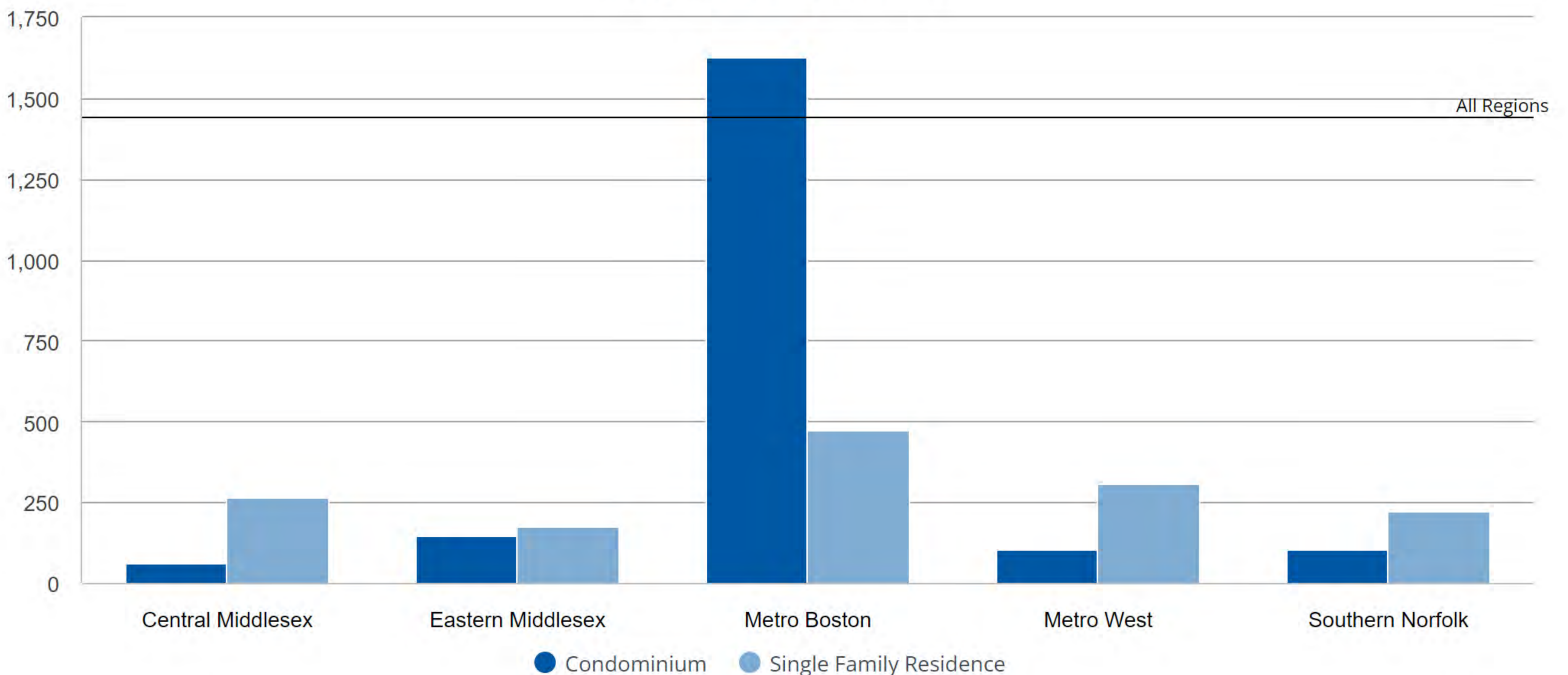
The number of properties available for sale at the end of the month, based on the list date, contract date and close date.

	August 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1,444	⚡ -19.6%	⬆️ 17.2%	—
CONDO	2,045	⚡ -17.8%	⬆️ 24.4%	—

Historical Activity



Region Comparison



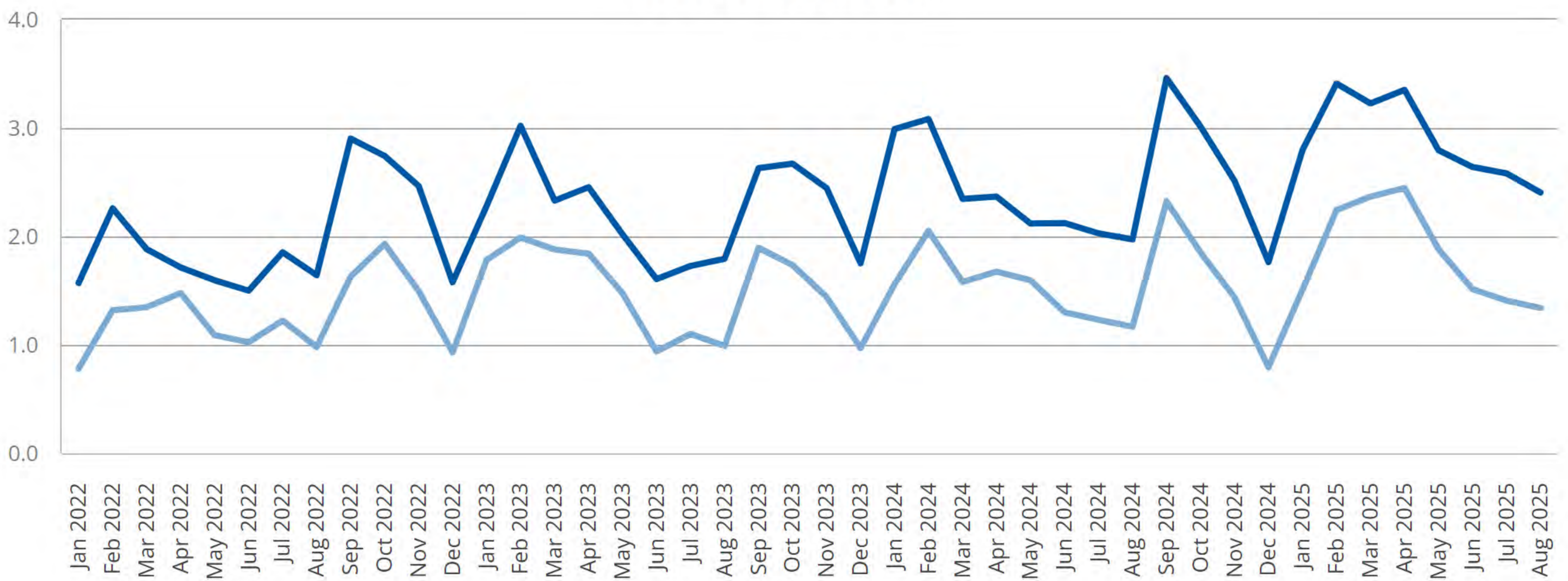
Months Supply of Inventory



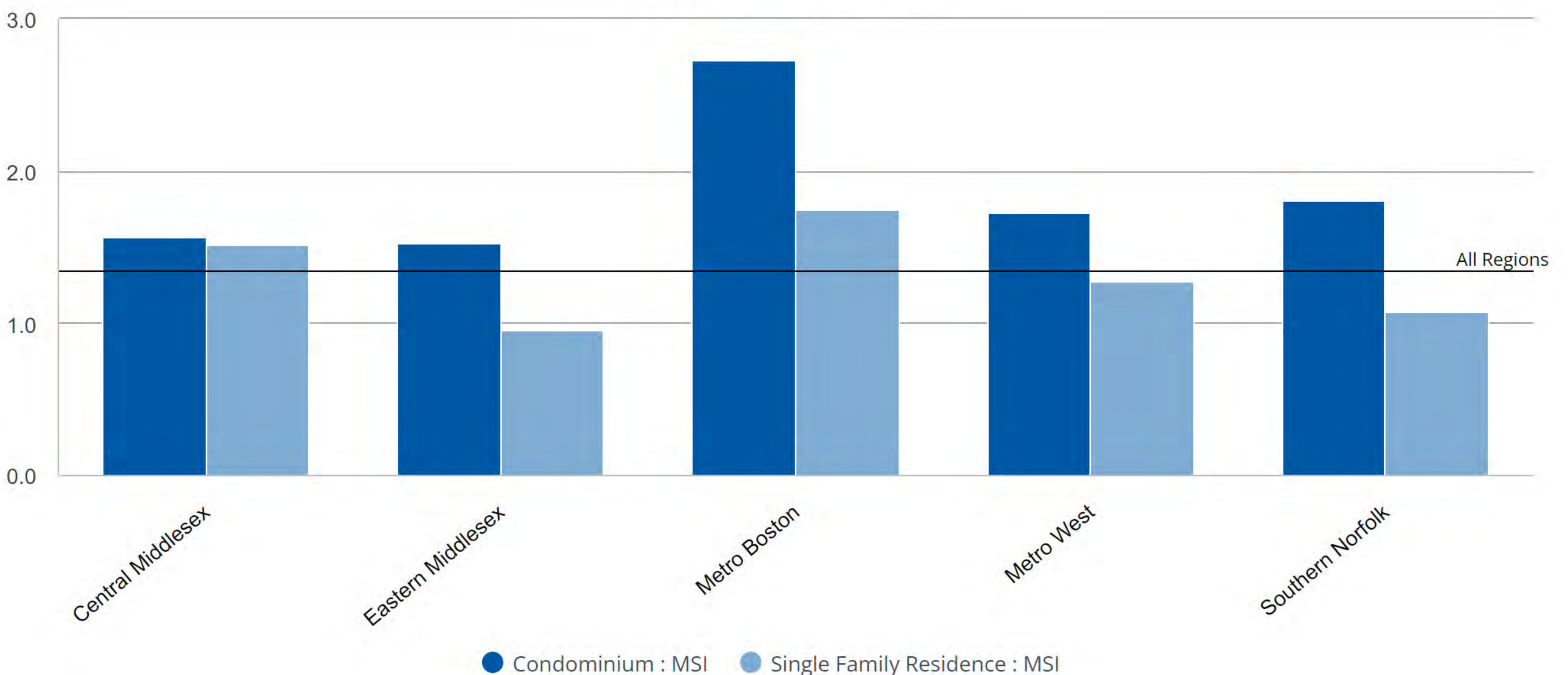
The number of months it would take to sell through the available inventory at the current monthly sales rate. NAR defines a balanced market as between 5 & 7 months of inventory.

	August 2025	Month over Month Change	Year over Year Change	Year to Date Change
SFH	1.3	⚡ -4.8%	⬆️ 14.9%	—
CONDO	2.4	⚡ -6.8%	⬆️ 21.9%	—

Historical Activity



Region Comparison



Central Middlesex Region



Acton, Bedford, Boxborough, Concord, Hudson, Lexington, Lincoln, Maynard, Stow, Sudbury, Wayland, Weston

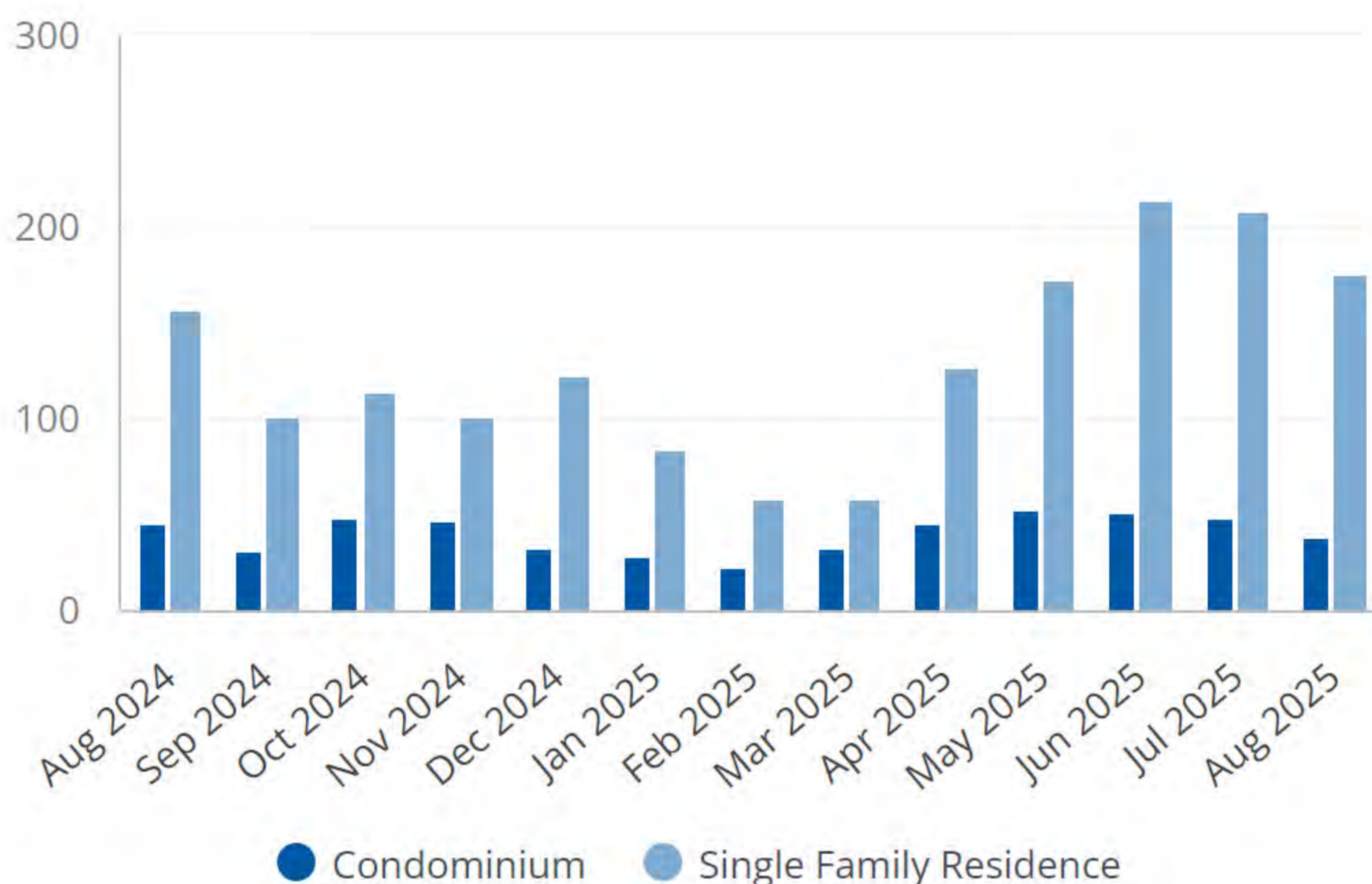
Single Family Homes

	Aug 2025	Aug 2024	YoY	Jul 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,200,000	\$1,280,000	▼ -6.3%	\$1,404,500	▼ -14.6%	\$1,250,000	\$1,245,000	▲ 0.4%
Closed Sales	176	157	▲ 12.1%	208	▼ -15.4%	1,100	1,050	▲ 4.8%
New Listings	112	100	▲ 12.0%	151	▼ -25.8%	1,532	1,379	▲ 11.1%
Pending Sales	129	107	▲ 20.6%	138	▼ -6.5%	1,147	1,068	▲ 7.4%
Median Days on Market	33	22	▲ 50.0%	26	▲ 26.9%	19	16	▲ 18.8%
Price per Square Foot	\$455	\$468	▼ -2.8%	\$472	▼ -3.5%	\$457	\$441	▲ 3.6%
Sold to Original Price Ratio	98.8%	101.0%	▼ -2.2%	100.8%	▼ -2.0%	101.0%	102.4%	▼ -1.4%
Active Inventory	267	202	▲ 32.2%	321	▼ -16.8%	—	—	—
Months Supply of Inventory	1.5	1.3	▲ 17.9%	1.5	▼ -1.7%	—	—	—

Condominiums

	Aug 2025	Aug 2024	YoY	Jul 2025	MoM	2025	2024	YTD
Median Sales Price	\$585,000	\$573,000	▲ 2.1%	\$525,000	▲ 11.4%	\$605,000	\$631,250	▼ -4.2%
Closed Sales	39	46	▼ -15.2%	48	▼ -18.8%	323	340	▼ -5.0%
New Listings	31	33	▼ -6.1%	56	▼ -44.6%	420	395	▲ 6.3%
Pending Sales	39	38	▲ 2.6%	37	▲ 5.4%	323	331	▼ -2.4%
Median Days on Market	27	22.5	▲ 20.0%	22	▲ 22.7%	19	18	▲ 5.6%
Price per Square Foot	\$398	\$389	▲ 2.3%	\$384	▲ 3.6%	\$386	\$380	▲ 1.4%
Sold to Original Price Ratio	98.8%	102.0%	▼ -3.1%	98.8%	▲ 0.0%	100.9%	102.1%	▼ -1.2%
Active Inventory	61	49	▲ 24.5%	77	▼ -20.8%	—	—	—
Months Supply of Inventory	1.6	1.1	▲ 46.8%	1.6	▼ -2.5%	—	—	—

Number of Closed Sales



Median Sales Price



Eastern Middlesex Region



Burlington, Malden, Medford, Melrose, North Reading, Reading, Stoneham, Wakefield, Wilmington, Winchester, Woburn

Single Family Homes

	Aug 2025	Aug 2024	YoY	Jul 2025	MoM	2025	2024	YTD
Median Sales Price	\$884,000	\$842,500	⬆️ 4.9%	\$900,500	⬇️ -1.8%	\$900,000	\$850,000	⬆️ 5.9%
Closed Sales	182	172	⬆️ 5.8%	232	⬇️ -21.6%	1,226	1,195	⬆️ 2.6%
New Listings	134	146	⬆️ -8.2%	188	⬇️ -28.7%	1,604	1,494	⬆️ 7.4%
Pending Sales	144	154	⬆️ -6.5%	169	⬇️ -14.8%	1,287	1,249	⬆️ 3.0%
Median Days on Market	20	19	⬆️ 5.3%	20	⬆️ 0.0%	15	15	⬆️ 0.0%
Price per Square Foot	\$465	\$455	⬆️ 2.2%	\$445	⬆️ 4.5%	\$456	\$442	⬆️ 3.2%
Sold to Original Price Ratio	101.9%	103.2%	⬆️ -1.3%	103.8%	⬇️ -1.9%	104.1%	104.4%	⬆️ -0.3%
Active Inventory	174	161	⬆️ 8.1%	231	⬇️ -24.7%	—	—	—
Months Supply of Inventory	1.0	0.9	⬆️ 2.1%	1.0	⬇️ -4.0%	—	—	—

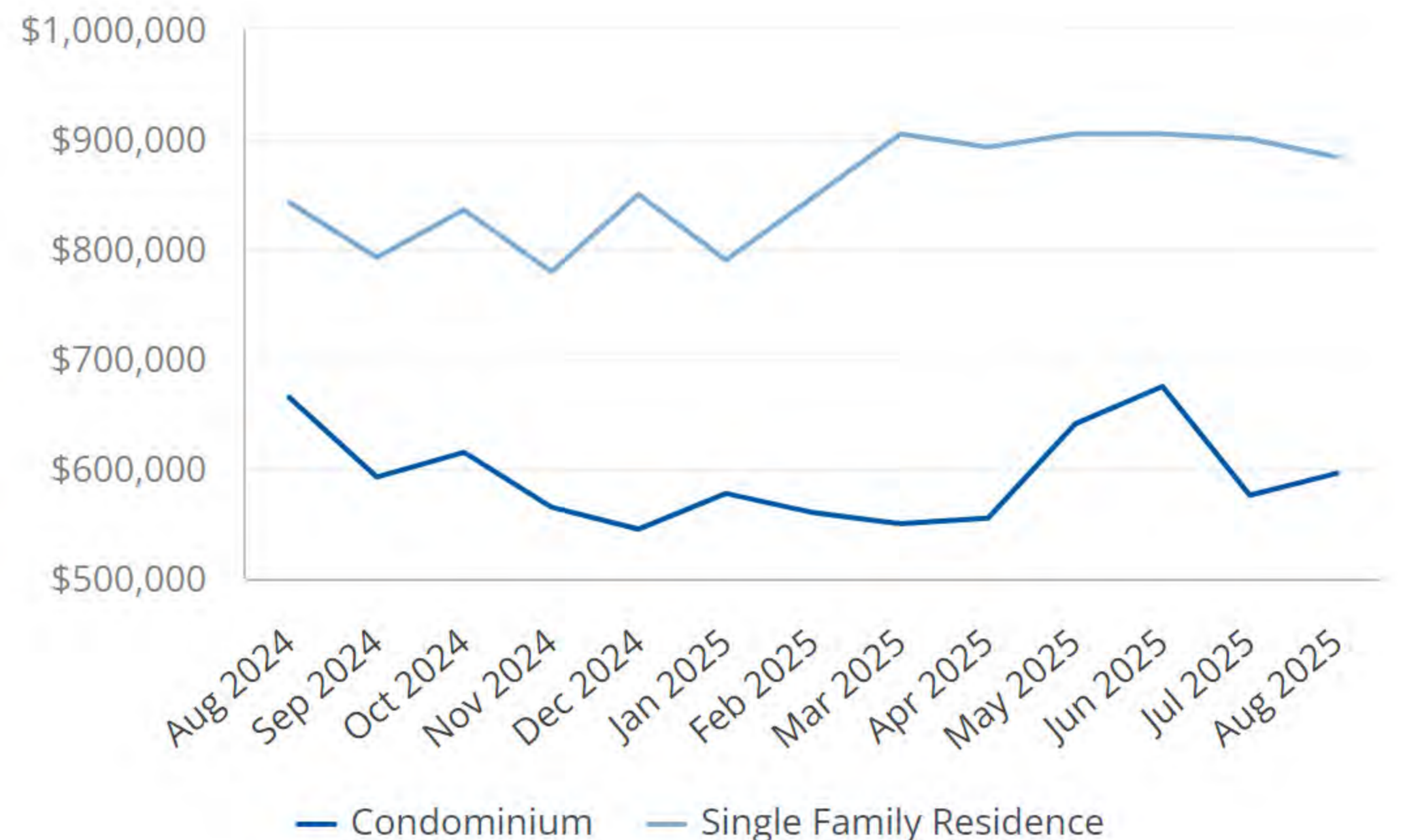
Condominiums

	Aug 2025	Aug 2024	YoY	Jul 2025	MoM	2025	2024	YTD
Median Sales Price	\$596,000	\$665,000	⬆️ -10.4%	\$575,900	⬆️ 3.5%	\$599,000	\$635,000	⬆️ -5.7%
Closed Sales	97	73	⬆️ 32.9%	89	⬆️ 9.0%	687	637	⬆️ 7.8%
New Listings	99	83	⬆️ 19.3%	137	⬇️ -27.7%	944	793	⬆️ 19.0%
Pending Sales	90	72	⬆️ 25.0%	84	⬆️ 7.1%	681	612	⬆️ 11.3%
Median Days on Market	19	19.5	⬆️ -2.6%	21	⬇️ -9.5%	19	17	⬆️ 11.8%
Price per Square Foot	\$495	\$489	⬆️ 1.2%	\$500	⬇️ -1.0%	\$496	\$492	⬆️ 0.8%
Sold to Original Price Ratio	100.6%	101.7%	⬆️ -1.1%	98.9%	⬆️ 1.8%	100.4%	101.4%	⬆️ -1.1%
Active Inventory	148	102	⬆️ 45.1%	175	⬇️ -15.4%	—	—	—
Months Supply of Inventory	1.5	1.4	⬆️ 9.2%	2.0	⬇️ -22.4%	—	—	—

Number of Closed Sales



Median Sales Price



Metro Boston Region



Arlington, Belmont, Boston, Brookline, Cambridge, Chelsea, Dedham, Everett, Milton, Newton, Revere, Somerville, Waltham, Watertown, Winthrop

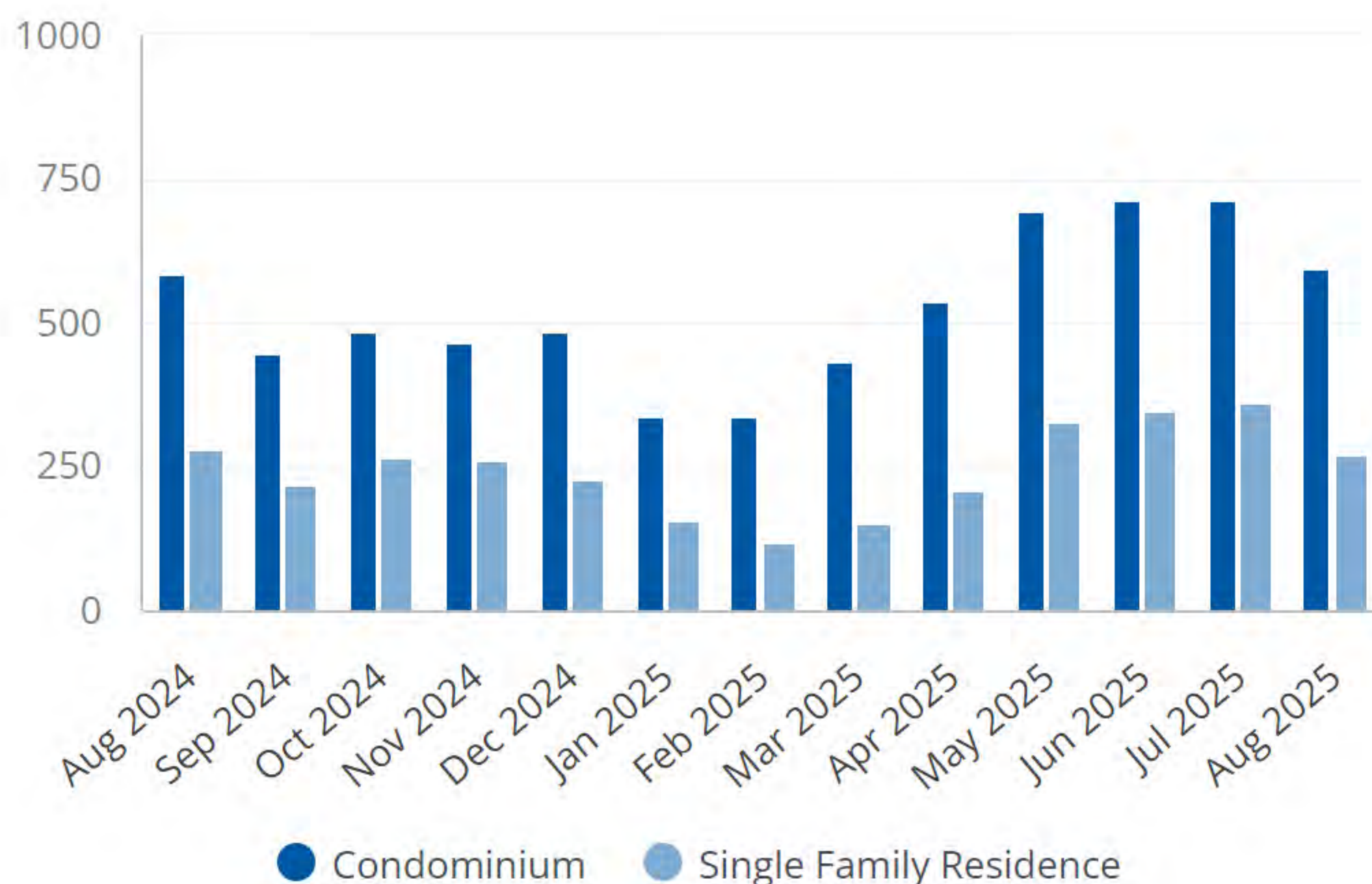
Single Family Homes

	Aug 2025	Aug 2024	YoY	Jul 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,095,000	\$1,050,000	⬆️ 4.3%	\$1,134,500	⬇️ -3.5%	\$1,150,000	\$1,000,000	⬆️ 15.0%
Closed Sales	271	280	⬇️ -3.2%	362	⬇️ -25.1%	1,951	1,975	⬇️ -1.2%
New Listings	214	220	⬇️ -2.7%	307	⬇️ -30.3%	2,960	2,796	⬆️ 5.9%
Pending Sales	243	227	⬆️ 7.0%	262	⬇️ -7.3%	2,080	2,049	⬆️ 1.5%
Median Days on Market	23	22	⬆️ 4.5%	26	⬇️ -11.5%	19	18	⬆️ 5.6%
Price per Square Foot	\$539	\$533	⬆️ 1.1%	\$547	⬇️ -1.5%	\$556	\$537	⬆️ 3.6%
Sold to Original Price Ratio	98.8%	100.0%	⬇️ -1.2%	100.7%	⬇️ -1.9%	101.2%	101.6%	⬇️ -0.4%
Active Inventory	474	442	⬆️ 7.2%	607	⬇️ -21.9%	—	—	—
Months Supply of Inventory	1.7	1.6	⬆️ 10.8%	1.7	⬆️ 4.3%	—	—	—

Condominiums

	Aug 2025	Aug 2024	YoY	Jul 2025	MoM	2025	2024	YTD
Median Sales Price	\$766,000	\$772,500	⬆️ -0.8%	\$760,000	⬆️ 0.8%	\$795,999	\$780,000	⬆️ 2.1%
Closed Sales	595	588	⬆️ 1.2%	714	⬇️ -16.7%	4,367	4,181	⬆️ 4.4%
New Listings	505	501	⬆️ 0.8%	790	⬇️ -36.1%	7,667	6,629	⬆️ 15.7%
Pending Sales	458	436	⬆️ 5.0%	536	⬇️ -14.6%	4,582	4,313	⬆️ 6.2%
Median Days on Market	41	27	⬆️ 51.9%	33	⬆️ 24.2%	23	21	⬆️ 9.5%
Price per Square Foot	\$711	\$742	⬆️ -4.1%	\$706	⬆️ 0.8%	\$722	\$725	⬆️ -0.3%
Sold to Original Price Ratio	97.1%	98.9%	⬇️ -1.8%	97.8%	⬇️ -0.8%	98.6%	99.3%	⬇️ -0.7%
Active Inventory	1,626	1,361	⬆️ 19.5%	1,998	⬇️ -18.6%	—	—	—
Months Supply of Inventory	2.7	2.3	⬆️ 18.1%	2.8	⬇️ -2.3%	—	—	—

Number of Closed Sales



Median Sales Price



Metro West Region



Ashland, Dover, Framingham, Holliston, Hopkinton, Medfield, Medway, Millis, Natick, Needham, Sherborn, Wellesley

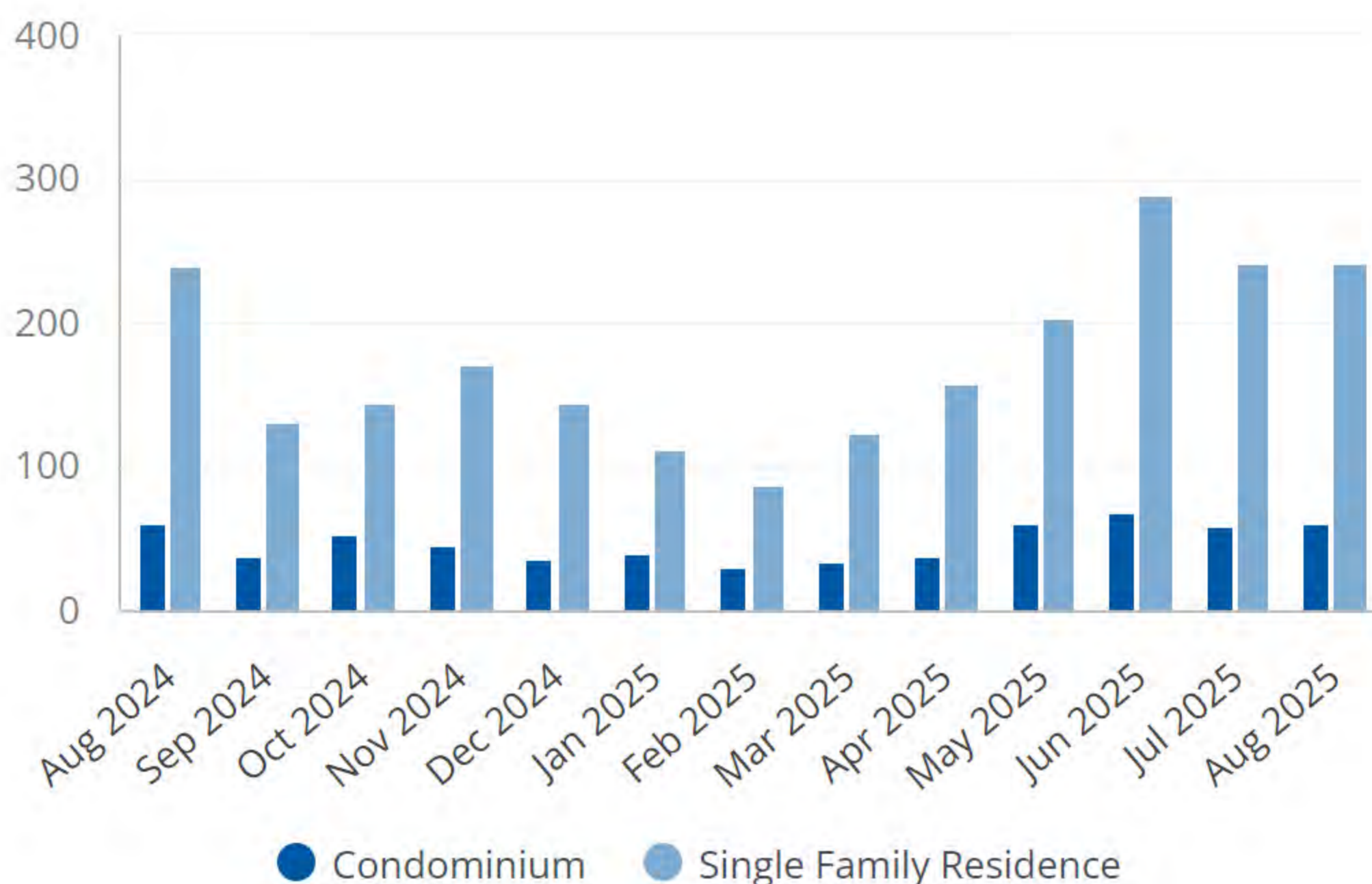
Single Family Homes

	Aug 2025	Aug 2024	YoY	Jul 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,100,000	\$1,004,500	⬆️ 9.5%	\$1,000,000	⬆️ 10.0%	\$1,050,000	\$1,000,526	⬆️ 4.9%
Closed Sales	242	240	⬆️ 0.8%	241	⬆️ 0.4%	1,457	1,404	⬆️ 3.8%
New Listings	137	157	⬆️ -12.7%	196	⬆️ -30.1%	1,958	1,785	⬆️ 9.7%
Pending Sales	152	137	⬆️ 10.9%	175	⬆️ -13.1%	1,493	1,410	⬆️ 5.9%
Median Days on Market	23	21	⬆️ 9.5%	23	⬆️ 0.0%	17	15	⬆️ 13.3%
Price per Square Foot	\$411	\$409	⬆️ 0.5%	\$426	⬆️ -3.5%	\$425	\$413	⬆️ 2.9%
Sold to Original Price Ratio	99.0%	100.8%	⬆️ -1.8%	100.8%	⬆️ -1.8%	101.2%	102.6%	⬆️ -1.3%
Active Inventory	308	219	⬆️ 40.6%	360	⬆️ -14.4%	—	—	—
Months Supply of Inventory	1.3	0.9	⬆️ 39.5%	1.5	⬆️ -14.8%	—	—	—

Condominiums

	Aug 2025	Aug 2024	YoY	Jul 2025	MoM	2025	2024	YTD
Median Sales Price	\$617,300	\$652,500	⬆️ -5.4%	\$674,325	⬆️ -8.5%	\$650,000	\$672,325	⬆️ -3.3%
Closed Sales	61	61	⬆️ 0.0%	60	⬆️ 1.7%	394	458	⬆️ -14.0%
New Listings	49	57	⬆️ -14.0%	81	⬆️ -39.5%	564	523	⬆️ 7.8%
Pending Sales	51	45	⬆️ 13.3%	51	⬆️ 0.0%	409	438	⬆️ -6.6%
Median Days on Market	25.5	16	⬆️ 59.4%	23.5	⬆️ 8.5%	19	16	⬆️ 18.8%
Price per Square Foot	\$425	\$394	⬆️ 7.9%	\$386	⬆️ 10.1%	\$395	\$394	⬆️ 0.3%
Sold to Original Price Ratio	100.3%	100.7%	⬆️ -0.4%	99.7%	⬆️ 0.7%	100.2%	101.8%	⬆️ -1.5%
Active Inventory	105	62	⬆️ 69.4%	126	⬆️ -16.7%	—	—	—
Months Supply of Inventory	1.7	1.0	⬆️ 69.4%	2.1	⬆️ -18.0%	—	—	—

Number of Closed Sales



Median Sales Price



Southern Norfolk Region



Avon, Bellingham, Canton, Foxboro, Franklin, Mansfield, Norfolk, Norwood, Randolph, Sharon, Stoughton, Walpole, Westwood, Wrentham

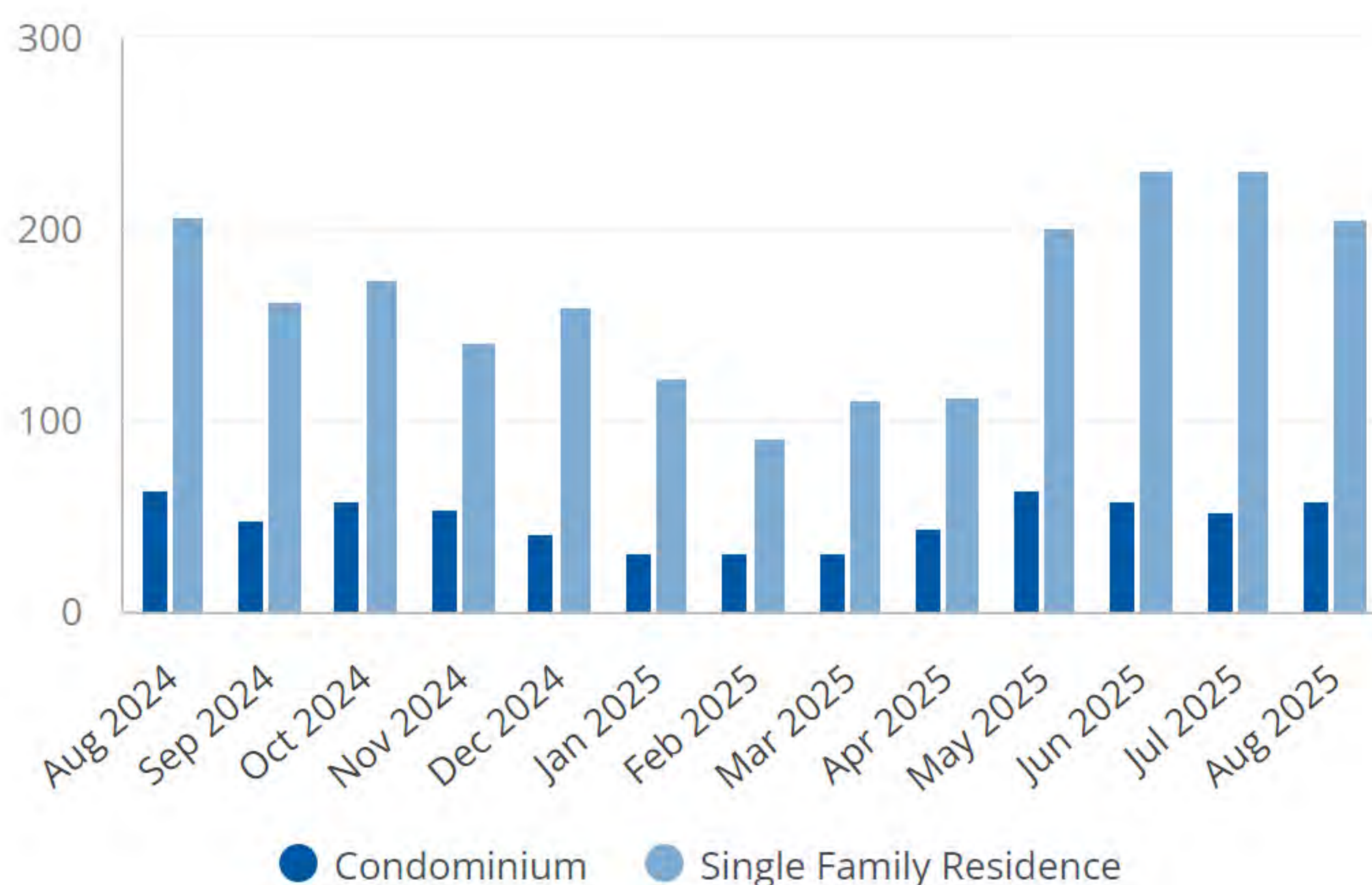
Single Family Homes

	Aug 2025	Aug 2024	YoY	Jul 2025	MoM	2025	2024	YTD
Median Sales Price	\$713,250	\$735,000	▼ -3.0%	\$767,000	▼ -7.0%	\$750,000	\$710,000	▲ 5.6%
Closed Sales	206	207	▼ -0.5%	232	▼ -11.2%	1,309	1,239	▲ 5.6%
New Listings	145	167	▼ -13.2%	223	▼ -35.0%	1,659	1,588	▲ 4.5%
Pending Sales	165	189	▼ -12.7%	208	▼ -20.7%	1,364	1,311	▲ 4.0%
Median Days on Market	22.5	20	▲ 12.5%	22	▲ 2.3%	19	18	▲ 5.6%
Price per Square Foot	\$368	\$376	▼ -2.1%	\$369	▼ -0.1%	\$371	\$359	▲ 3.3%
Sold to Original Price Ratio	100.3%	100.7%	▼ -0.5%	101.1%	▼ -0.9%	101.5%	102.3%	▼ -0.8%
Active Inventory	221	208	▲ 6.3%	277	▼ -20.2%	—	—	—
Months Supply of Inventory	1.1	1.0	▲ 6.8%	1.2	▼ -10.1%	—	—	—

Condominiums

	Aug 2025	Aug 2024	YoY	Jul 2025	MoM	2025	2024	YTD
Median Sales Price	\$452,500	\$497,500	▼ -9.0%	\$500,000	▼ -9.5%	\$480,000	\$497,500	▼ -3.5%
Closed Sales	58	65	▼ -10.8%	53	▲ 9.4%	372	401	▼ -7.2%
New Listings	57	56	▲ 1.8%	100	▼ -43.0%	567	496	▲ 14.3%
Pending Sales	61	53	▲ 15.1%	66	▼ -7.6%	411	414	▼ -0.7%
Median Days on Market	21	20	▲ 5.0%	21	▶ 0.0%	20	19	▲ 5.3%
Price per Square Foot	\$333	\$333	▼ -0.2%	\$362	▼ -8.1%	\$346	\$335	▲ 3.3%
Sold to Original Price Ratio	99.2%	100.5%	▼ -1.3%	100.1%	▼ -0.8%	100.2%	101.8%	▼ -1.6%
Active Inventory	105	70	▲ 50.0%	113	▼ -7.1%	—	—	—
Months Supply of Inventory	1.8	1.1	▲ 68.1%	2.1	▼ -15.1%	—	—	—

Number of Closed Sales



Median Sales Price



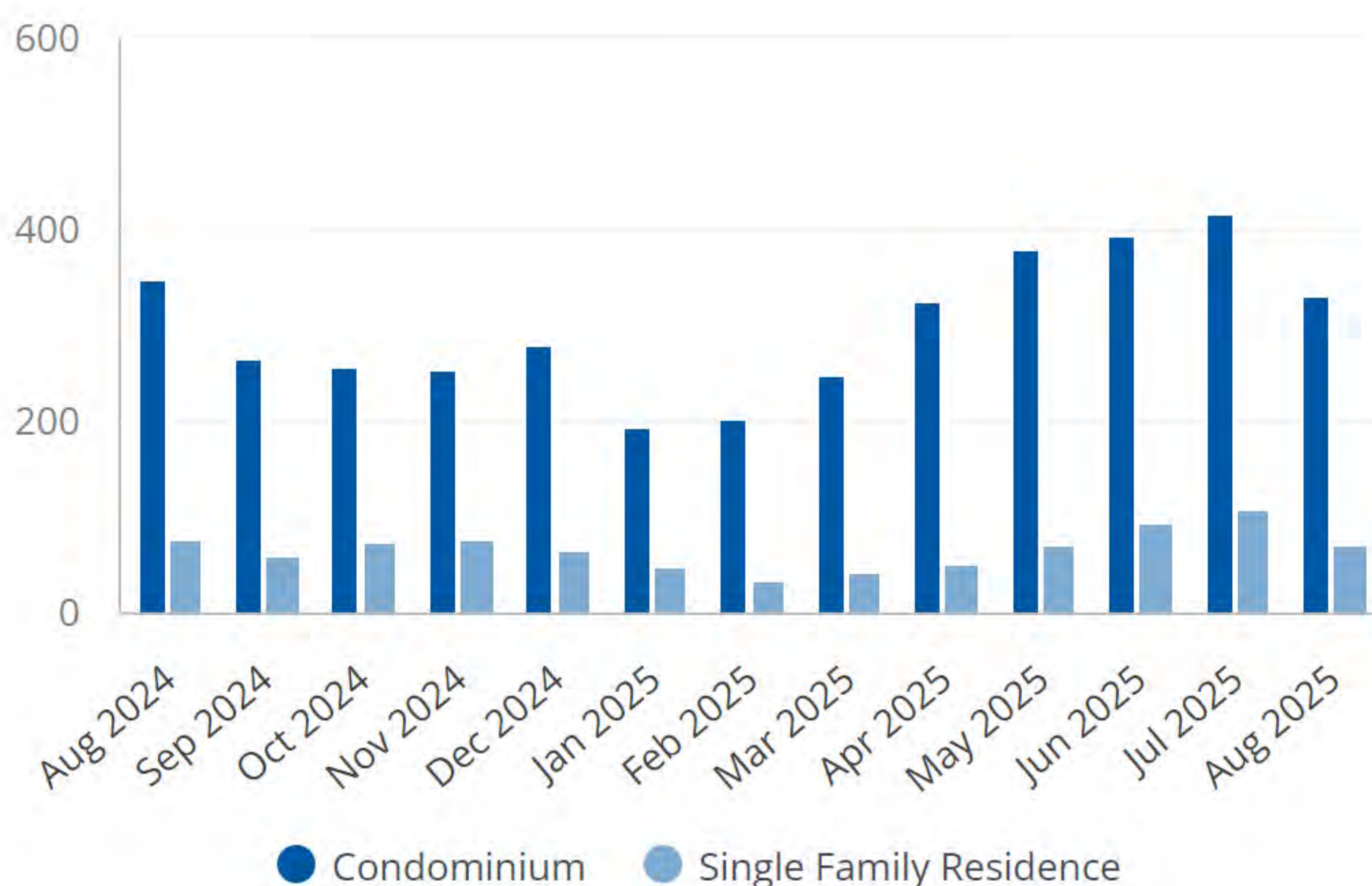
Single Family Homes

	Aug 2025	Aug 2024	YoY	Jul 2025	MoM	2025	2024	YTD
Median Sales Price	\$799,000	\$749,000	⬆️ 6.7%	\$799,000	⬆️ 0.0%	\$799,000	\$770,000	⬆️ 3.8%
Closed Sales	402	426	⬆️ -5.6%	527	⬆️ -23.7%	3,015	2,993	⬆️ 0.7%
New Listings	366	374	⬆️ -2.1%	538	⬆️ -32.0%	5,481	4,875	⬆️ 12.4%
Pending Sales	306	320	⬆️ -4.4%	387	⬆️ -20.9%	3,149	3,075	⬆️ 2.4%
Median Days on Market	42.5	27	⬆️ 57.4%	37	⬆️ 14.9%	24	23	⬆️ 4.3%
Price per Square Foot	\$742	\$744	⬆️ -0.3%	\$707	⬆️ 4.9%	\$742	\$739	⬆️ 0.4%
Sold to Original Price Ratio	96.7%	98.4%	⬆️ -1.7%	98.1%	⬆️ -1.4%	98.3%	98.8%	⬆️ -0.6%
Active Inventory	1,201	1,060	⬆️ 13.3%	1,473	⬆️ -18.5%	—	—	—
Months Supply of Inventory	3.0	2.5	⬆️ 20.1%	2.8	⬆️ 6.9%	—	—	—

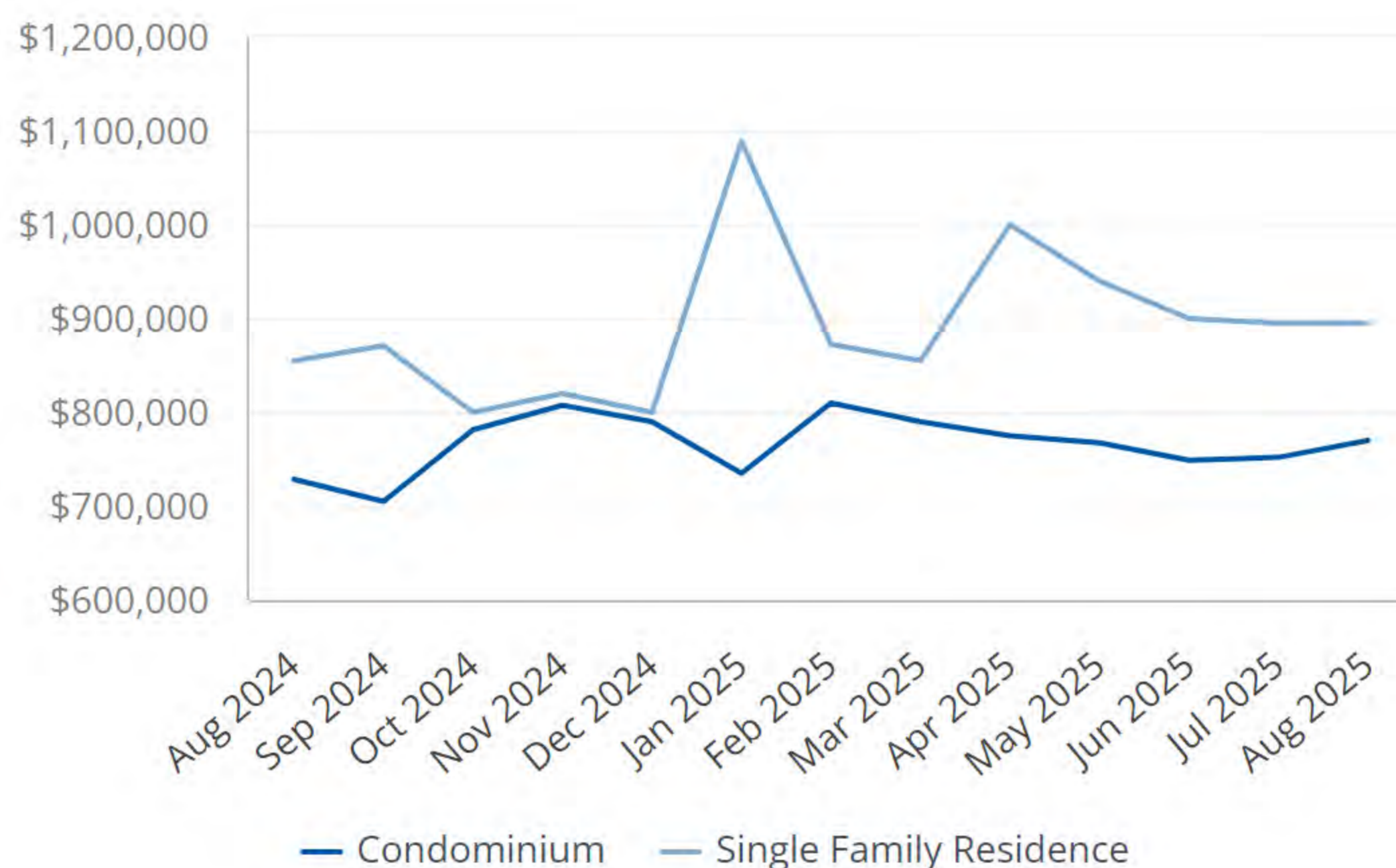
Condominiums

	Aug 2025	Aug 2024	YoY	Jul 2025	MoM	2025	2024	YTD
Median Sales Price	\$770,000	\$728,500	⬆️ 5.7%	\$752,000	⬆️ 2.4%	\$770,000	\$755,000	⬆️ 2.0%
Closed Sales	331	348	⬆️ -4.9%	417	⬆️ -20.6%	2,494	2,464	⬆️ 1.2%
New Listings	300	309	⬆️ -2.9%	463	⬆️ -35.2%	4,667	4,142	⬆️ 12.7%
Pending Sales	235	258	⬆️ -8.9%	302	⬆️ -22.2%	2,582	2,532	⬆️ 2.0%
Median Days on Market	48	29	⬆️ 65.5%	38	⬆️ 26.3%	26	24	⬆️ 8.3%
Price per Square Foot	\$799	\$807	⬆️ -1.0%	\$787	⬆️ 1.5%	\$799	\$802	⬆️ -0.4%
Sold to Original Price Ratio	96.6%	97.8%	⬆️ -1.3%	97.4%	⬆️ -0.9%	97.8%	98.5%	⬆️ -0.7%
Active Inventory	1,077	936	⬆️ 15.1%	1,304	⬆️ -17.4%	—	—	—
Months Supply of Inventory	3.3	2.7	⬆️ 21.0%	3.1	⬆️ 4.1%	—	—	—

Number of Closed Sales



Median Sales Price



Multi-Family Market Summary



Includes all 64 towns within the GBAR jurisdictional area

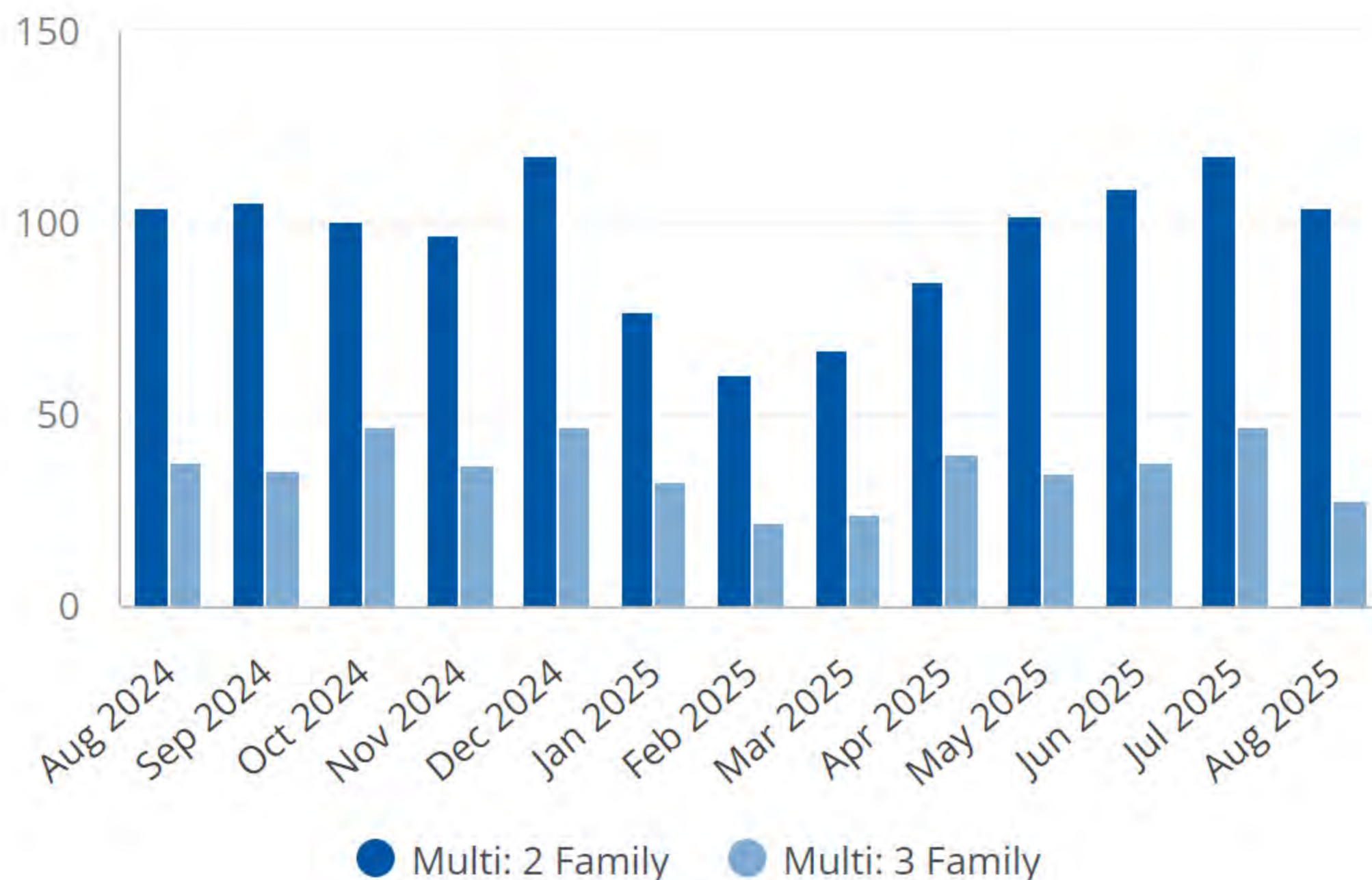
2 Family Homes

	Aug 2025	Aug 2024	YoY	Jul 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,085,000	\$920,000	⬆️ 17.9%	\$1,120,000	⬇️ -3.1%	\$1,050,000	\$952,500	⬆️ 10.2%
Closed Sales	104	104	➡️ 0.0%	118	⬇️ -11.9%	723	722	⬆️ 0.1%
New Listings	142	126	⬆️ 12.7%	152	⬇️ -6.6%	1,199	1,123	⬆️ 6.8%
Pending Sales	102	92	⬆️ 10.9%	110	⬇️ -7.3%	784	772	⬆️ 1.6%
Median Days on Market	25	19	⬆️ 31.6%	22	⬆️ 13.6%	20	17	⬆️ 17.6%
Price per Square Foot	\$404	\$393	⬆️ 2.7%	\$424	⬇️ -4.7%	\$406	\$389	⬆️ 4.4%
Sold to Original Price Ratio	98.8%	102.0%	⬇️ -3.2%	100.8%	⬇️ -2.0%	100.2%	102.1%	⬇️ -1.8%
Active Inventory	229	147	⬆️ 55.8%	238	⬇️ -3.8%	—	—	—
Months Supply of Inventory	2.2	1.4	⬆️ 55.8%	2.0	⬆️ 9.2%	—	—	—

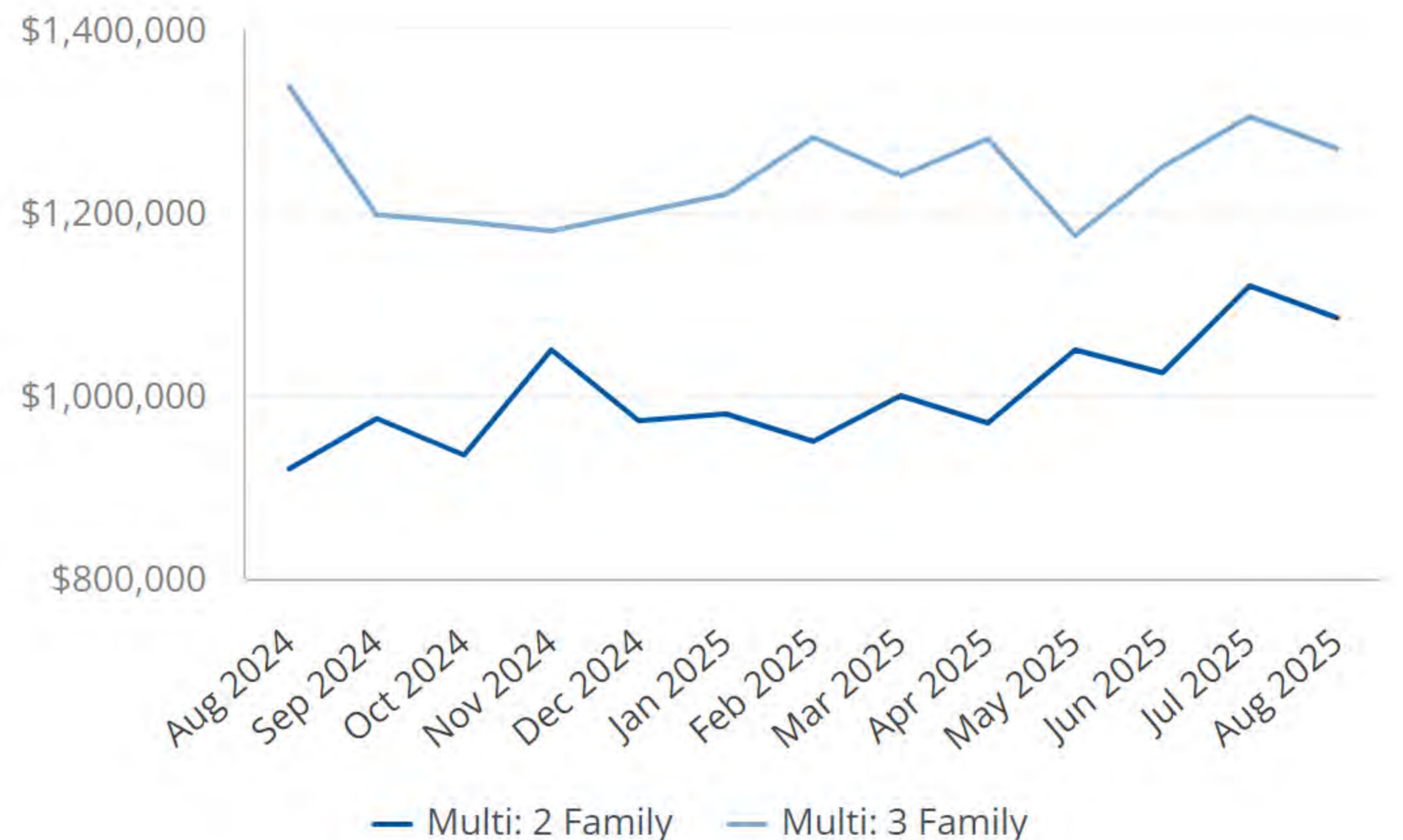
3 Family Homes

	Aug 2025	Aug 2024	YoY	Jul 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,270,000	\$1,337,500	⬆️ -5.0%	\$1,305,000	⬇️ -2.7%	\$1,250,000	\$1,247,500	⬆️ 0.2%
Closed Sales	28	38	⬆️ -26.3%	47	⬇️ -40.4%	267	286	⬆️ -6.6%
New Listings	47	49	⬆️ -4.1%	61	⬇️ -23.0%	515	452	⬆️ 13.9%
Pending Sales	38	44	⬆️ -13.6%	48	⬇️ -20.8%	295	304	⬆️ -3.0%
Median Days on Market	24	20.5	⬆️ 17.1%	32	⬇️ -25.0%	21	21	➡️ 0.0%
Price per Square Foot	\$386	\$355	⬆️ 8.6%	\$406	⬇️ -5.0%	\$378	\$377	⬆️ 0.3%
Sold to Original Price Ratio	93.4%	96.7%	⬇️ -3.4%	98.2%	⬇️ -4.9%	98.7%	98.7%	⬆️ 0.0%
Active Inventory	104	74	⬆️ 40.5%	124	⬇️ -16.1%	—	—	—
Months Supply of Inventory	3.7	1.9	⬆️ 90.7%	2.6	⬆️ 40.8%	—	—	—

Number of Closed Sales



Median Sales Price



Multi-Family Market Summary



Includes all 64 towns within the GBAR jurisdictional area

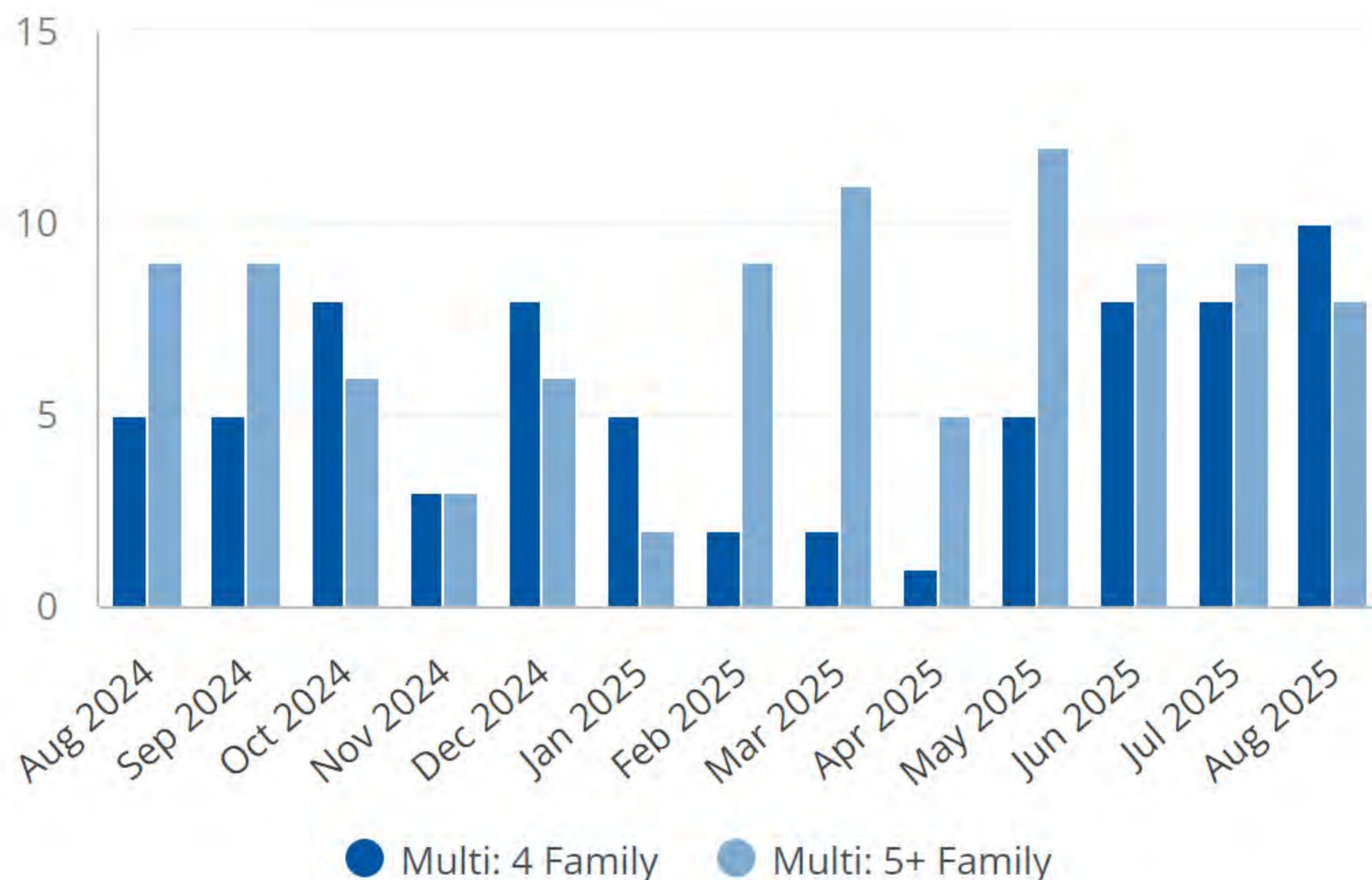
4 Family Homes

	Aug 2025	Aug 2024	YoY	Jul 2025	MoM	2025	2024	YTD
Median Sales Price	\$1,497,500	\$2,851,000	▼ -47.5%	\$1,737,500	▼ -13.8%	\$1,563,600	\$1,590,000	▼ -1.7%
Closed Sales	10	5	▲ 100.0%	8	▲ 25.0%	41	46	▼ -10.9%
New Listings	8	7	▲ 14.3%	14	▼ -42.9%	98	89	▲ 10.1%
Pending Sales	3	2	▲ 50.0%	6	▼ -50.0%	40	42	▼ -4.8%
Median Days on Market	24	60	▼ -60.0%	24.5	▼ -2.0%	26	35	▼ -24.6%
Price per Square Foot	\$397	\$395	▲ 0.4%	\$399	▼ -0.6%	\$430	\$399	▲ 7.8%
Sold to Original Price Ratio	100.9%	99.5%	▲ 1.3%	96.5%	▲ 4.6%	97.1%	96.7%	▲ 0.4%
Active Inventory	29	22	▲ 31.8%	30	▼ -3.3%	—	—	—
Months Supply of Inventory	2.9	4.4	▼ -34.0%	3.7	▼ -22.6%	—	—	—

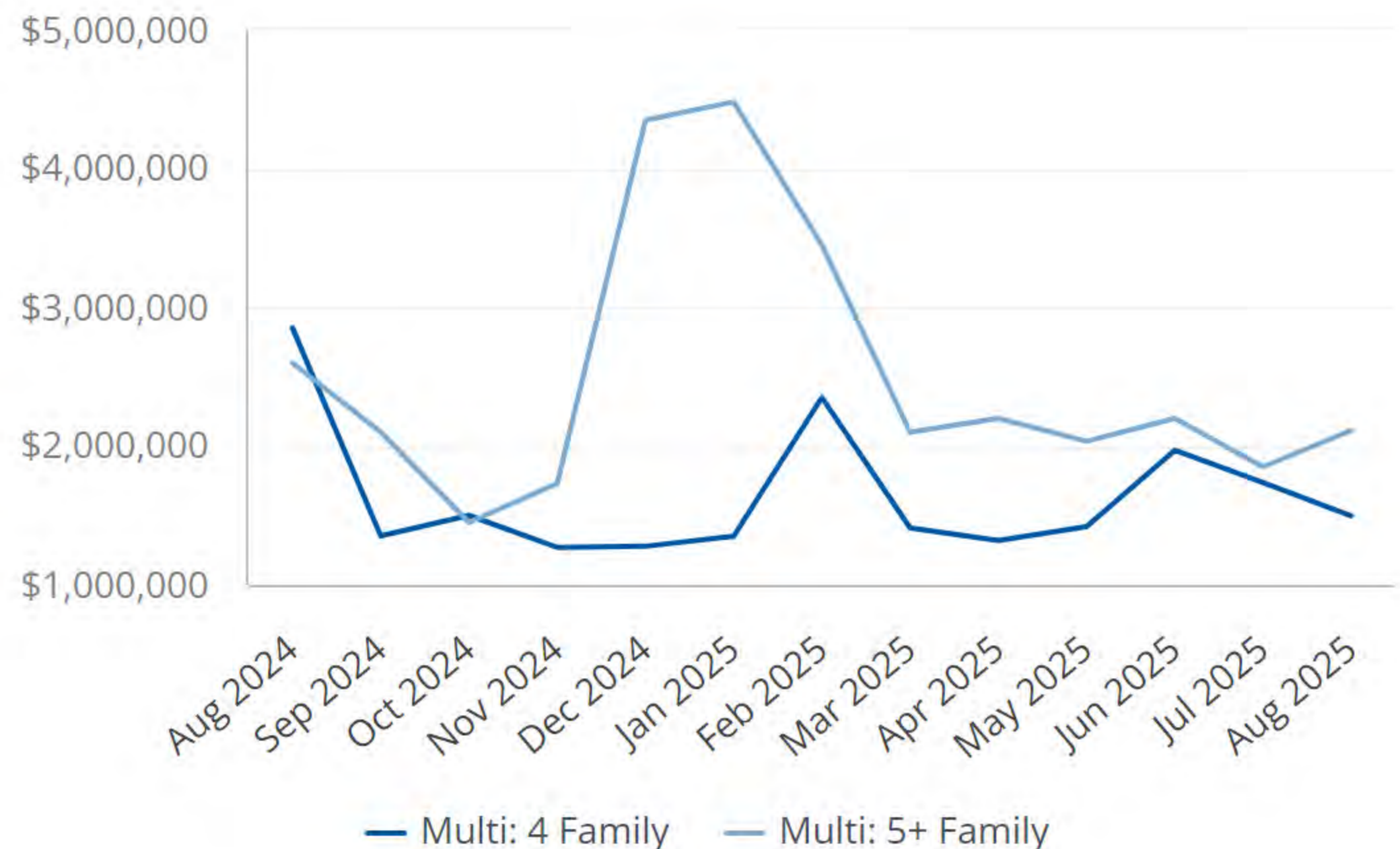
5+ Family Homes

	Aug 2025	Aug 2024	YoY	Jul 2025	MoM	2025	2024	YTD
Median Sales Price	\$2,112,500	\$2,600,000	▼ -18.8%	\$1,850,000	▲ 14.2%	\$2,200,000	\$2,480,000	▼ -11.3%
Closed Sales	8	9	▼ -11.1%	9	▼ -11.1%	65	51	▲ 27.5%
New Listings	22	18	▲ 22.2%	24	▼ -8.3%	199	134	▲ 48.5%
Pending Sales	12	8	▲ 50.0%	14	▼ -14.3%	82	58	▲ 41.4%
Median Days on Market	59	53.5	▲ 10.3%	38	▲ 55.3%	42	49	▼ -14.3%
Price per Square Foot	\$353	\$598	▼ -41.0%	\$364	▼ -3.0%	\$377	\$427	▼ -11.7%
Sold to Original Price Ratio	94.8%	100.7%	▼ -5.8%	97.2%	▼ -2.5%	95.1%	97.1%	▼ -2.1%
Active Inventory	77	49	▲ 57.1%	80	▼ -3.8%	—	—	—
Months Supply of Inventory	9.6	5.4	▲ 76.8%	8.9	▲ 8.3%	—	—	—

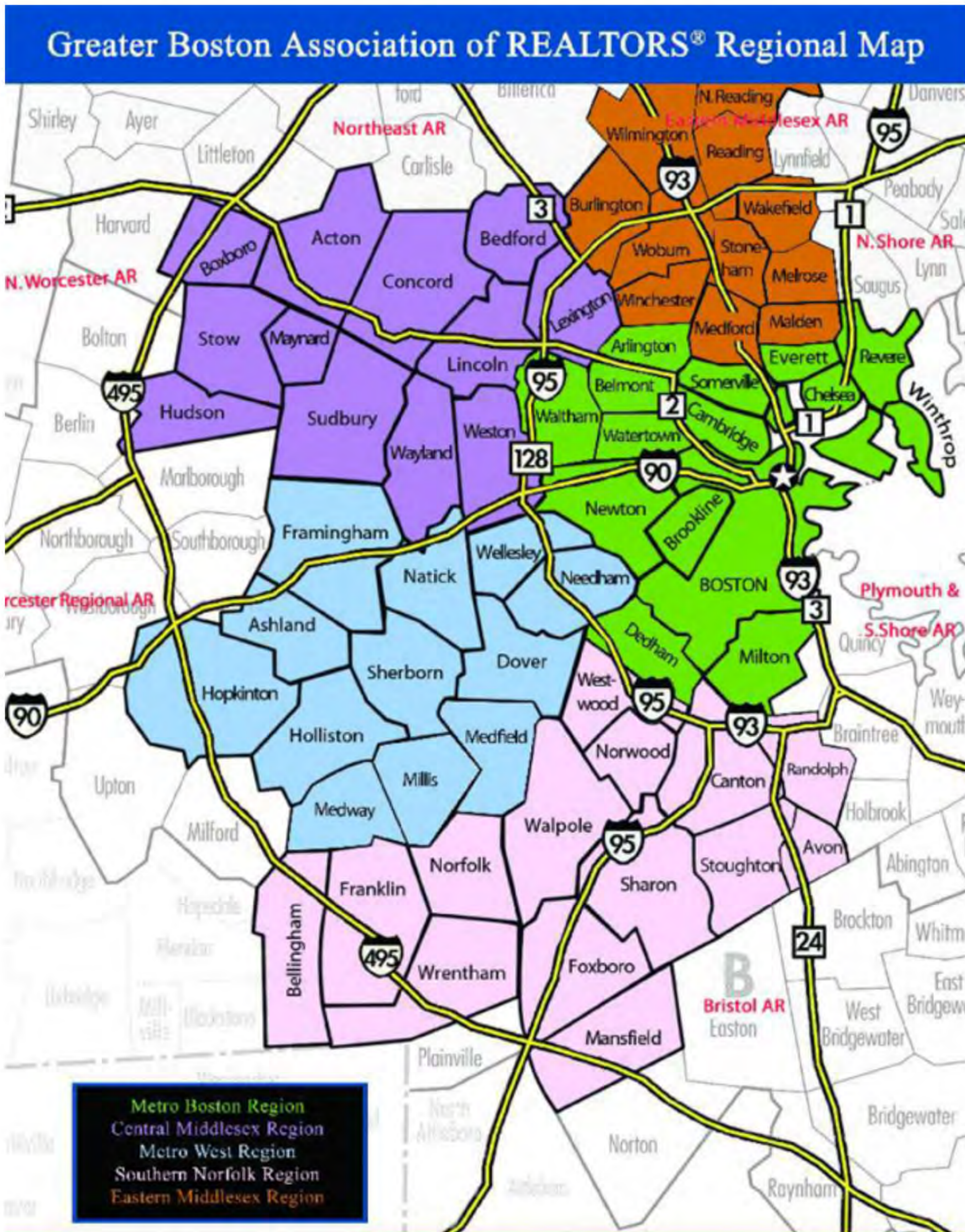
Number of Closed Sales



Median Sales Price



GBAR JURISDICTIONAL AREA



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